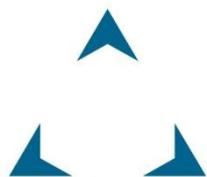


**Review of Standards Guiding the
Provision of Council's Community
& Recreational Facilities**

Port Stephens Council

**Final
August, 2013**



AECgroup

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Client: Port Stephens Council
Client Contact: Leanne Petersen
Project Manager: Alex Stuart
Email: alex.stuart@aecgrouppltd.com
Telephone: 02 9283 8400
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Executive Summary

Background

Port Stephens Council engaged AEC Group Limited (AECgroup) in 2006 to undertake a benchmark assessment and identify an appropriate baseline level of community and recreational standards for the Port Stephens Local Government Area (LGA). The *Review of Standards Guiding the Provision of Council's Community and Recreational Facilities* contained a range of benchmarks for the provision of community and recreational facilities and assessed the cost per person of providing these facilities.

Since 2006 the population of the Port Stephens LGA has increased and is projected to continue to record population growth over the next 20 years. Growth is expected to be facilitated by residential release areas such as the Raymond Terrace North precinct, which is currently being planned.

Port Stephens Council requires an update of the original 2006 study to ensure that its community and recreational facilities continue to meet the changing needs of the population now and into the future. The updated study will inform future planning for community and recreational facilities within the Port Stephens LGA and the Raymond Terrace North release area.

Recommended Standards of Provision and Gap Assessment

The following tables summarise the population based standards for provision considered applicable for community and recreational facilities in the Port Stephens Council LGA and the results of the gap assessment (see **Tables E.1** and **Table E.2**). The gap assessment identified which facilities are currently adequately supplied and which are under-supplied (based on the recommended standards of provision developed from a detailed benchmarking assessment and consultation with Council officers) and how this will change over time due to projected population growth. Facilities have been categorised into the following groups based on the results of the gap assessment:

Table E.1: Gap Assessment

Category	Facilities
Sufficient Supply Current facility provision sufficient to meet existing standard of provision population demand as well as projected population growth over the next 20 years.	<ul style="list-style-type: none"> • Multipurpose Community Space; • Boat Ramps; • Tidal Pools; • Skate/BMX Parks; and • Regional Sports Fields.
Emerging Shortage^(a) Current facility provision sufficient to meet existing standard of provision population demand, though projected population growth is expected to see additional facility(s) required during the next 20 years.	<ul style="list-style-type: none"> • Cemeteries (2017); • Libraries (2017); • Netball Courts (2017); • District Sports Fields (2017); • Niche walls (2022); • Wharves/Jetties/Pontoons (2022); • Local Parks (2022); • Croquet Courts (2022); • Sport/ Leisure Centres (2027); • Surf Lifesaving Clubs (2032); • District Parks (2032); • Regional Parks (2032); • Local Sports Fields (2032); and • Tennis Courts (2032).
Existing Shortage Current facility provision insufficient to meet existing standard of provision population demand and projected population growth anticipated to increase the existing service gap over the next 20 years.	<ul style="list-style-type: none"> • Exhibition Space.

Note: (a) The projected timeframe for when the shortage will emerge is included in the brackets.
Source: AECgroup

Table E.2: Summary of Current & Future Provision of Community and Recreational Facilities in Port Stephens LGA

Facility	Standard of Provision	Current Supply	Current Benchmark Demand	Surplus/ Shortage		
				2012	2032	Summary
Community Services						
Cemeteries						
<i>Burials</i>	1 active cemetery per 14,000 persons	5	5.0	0.0	-1.8	Shortage by 2017
<i>Niche Walls</i>	1 wall per 5,000 persons	16	13.9	2.1	-3.1	Shortage by 2022
Multipurpose Community Space	1 facility per 5,000 persons	22	13.9	8.1	2.9	Sufficient supply
Cultural Services and Leisure Facilities						
Libraries						
<i>Branch Libraries*</i>	1 branch library per 20,000 persons	3	3.5	-0.5	-1.8	Shortage by 2017
<i>Library Lounges*</i>	1 library lounge per 10,000 persons	1	7.0	-6.0	-6.6	Shortage by 2017
Exhibition Space	1 facility per 30,000 persons	2	2.3	-0.3	-1.2	Existing shortage
Recreational Facilities						
Surf Lifesaving Clubs	1 facility per 30,000 persons	3	2.3	0.7	-0.2	Shortage by 2032
<i>Boat Ramps</i>	1 ramp per 6,000 persons	16	11.6	4.4	0.1	Sufficient supply
<i>Wharves/Jetties</i>	1 wharf/jetty per 6,000 persons	16	13.9	2.1	-3.1	Shortage by 2022
Parks and Reserves						
<i>Local Parks</i>	0.4 ha per 1,000 persons	30.3	27.8	2.5	-7.9	Shortage by 2022
<i>District Parks</i>	3 ha per 5,000 persons	53.4	41.8	11.6	-4.0	Shortage by 2032
<i>Regional Parks</i>	5 ha per 20,000 persons	23.4	17.4	6.0	-0.5	Shortage by 2032
Tidal Pools	1 pool per 20,000 persons	5	3.5	1.5	0.2	Sufficient supply
Sports Facilities						
Sport/Leisure Centre	1 centre per 17,500 persons	5	4.0	1.0	-0.5	Shortage by 2012
Netball Facilities	1 court per 3,000 persons	25	23.2	1.8	-6.9	Shortage by 2017
Skate/BMX Parks	1 facility per 4,000 persons aged 5-24 years	6	4.3	1.7	1.1	Sufficient supply
Sports Fields						
<i>Local Sports Fields</i>	0.4 ha per 1,000 persons	38.0	27.8	10.2	-0.2	Shortage by 2032
<i>District Sports Fields</i>	0.6 ha per 1,000 persons	42.9	41.8	1.1	-14.5	Shortage by 2017
<i>Regional Sports Fields</i>	1.4 ha per 1,000 persons	178.3	97.4	80.9	44.4	Sufficient supply
Tennis Courts	1 court per 1,800 persons	53	38.7	14.3	-0.1	Shortage by 2032
Croquet Courts	1 court per 40,000 persons	2	1.7	0.3	-0.4	Shortage by 2022

Note: * Recommended standards of library provision are not mutually exclusive. Eg. A region with three branch libraries and two library lounges would be considered to have sufficient provision for a population of 80,000.
Source: Port Stephens Council



Capital Cost Estimates

Based on the recommended standards for provision and the estimated costs of development for these facilities, the following indicative costs per person have been identified for each additional facility (not including the cost of acquiring land and any ongoing costs). The cost per person is calculated by dividing the total capital cost of an additional facility by the recommended number of residents that it will service.

Table E.3: Indicative Capital Costs, \$2012

Facility	Cost Per Person [#]
Community Services	
Cemeteries	
<i>Burials</i>	\$113.9
<i>Niche Walls</i>	\$10.8
Multipurpose Community Space	\$353.8
Cultural Services and Leisure Facilities	
Libraries	
<i>Branch Libraries</i>	\$252.4
<i>Library Lounges</i>	\$70.5
Exhibition Space	\$110.1
Recreational Facilities	
Surf Lifesaving Clubs	\$68.2
Boating	
<i>Boat Ramps</i>	\$88.3
<i>Wharves/Jetties</i>	\$126.2
Parks and Reserves	
<i>Local Parks</i>	\$138.7
<i>District Parks</i>	\$366.9
<i>Regional Parks</i>	\$99.7
Tidal Pools	\$59.1
Sports Facilities	
Sport/Leisure Centres	\$468.4
Netball Facilities	\$93.7
Skate/BMX Parks*	\$33.4
Sports Fields	
<i>Local Sports Fields</i>	\$270.7
<i>District Sports Fields</i>	\$487.2
<i>Regional Sports Fields</i>	\$1,015.5
Tennis Courts	\$183.3
Croquet Courts	\$4.2

Note: # Total construction cost divided by the number of residents it will service (recommended standard of provision) and adjusted by a factor based on the assumed size of new facilities. * Cost per person aged 5-24 years converted to cost per person based on current age structure of the LGA.

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

Table of Contents

DOCUMENT CONTROL	I
EXECUTIVE SUMMARY	II
TABLE OF CONTENTS	V
1. INTRODUCTION	1
1.1 PROJECT BACKGROUND	1
1.2 PURPOSE OF THE STUDY	1
1.3 PROJECT APPROACH	1
1.3.1 BENCHMARK ASSESSMENT.....	1
1.3.2 GAP ASSESSMENT.....	1
1.3.3 CAPITAL COST ESTIMATES	2
2. COMMUNITY & STRATEGY CONTEXT	3
2.1 COMMUNITY VISION & CHARACTERISTICS	3
2.2 COMMUNITY INFRASTRUCTURE	3
3. POPULATION PROJECTIONS	5
4. PROVISION OF FACILITIES	6
5. COMMUNITY FACILITIES	7
5.1 CEMETERIES	7
5.1.1 BURIALS	7
5.1.2 NICHE WALLS	8
5.2 MULTIPURPOSE COMMUNITY SPACE	9
6. CULTURAL FACILITIES	12
6.1 LIBRARIES	12
6.1.1 LIBRARIES	12
6.1.2 BRANCH LIBRARIES	13
6.1.3 LIBRARY LOUNGE.....	14
6.1.4 SUMMARY.....	15
6.2 EXHIBITION SPACE	15
7. RECREATIONAL FACILITIES	17
7.1 SURF LIFESAVING CLUBS.....	17
7.2 BOATING	18
7.2.1 BOAT RAMPS	18
7.2.2 WHARVES / JETTIES / PONTOONS	19
7.3 PARKS AND RESERVES	20
7.3.1 LOCAL PARKS.....	20
7.3.2 DISTRICT PARKS	21
7.3.3 REGIONAL PARKS	23
7.4 TIDAL POOLS.....	24
8. SPORTS FACILITIES	26
8.1 SPORTS/LEISURE CENTRE.....	26



8.2	NETBALL COURTS	28
8.3	SKATE/BMX PARKS	29
8.4	SPORTS FIELDS	30
	8.4.1 LOCAL SPORTS FIELDS	30
	8.4.2 DISTRICT SPORTS FIELDS	32
	8.4.3 REGIONAL SPORTS FIELDS	33
8.5	TENNIS COURTS	35
8.6	CROQUET COURTS	36
9.	SUMMARY OF FINDINGS	38
9.1	FUTURE PROVISION OF FACILITIES	38
	9.1.1 PORT STEPHENS LGA	38
	9.1.2 RAYMOND TERRACE NORTH	40
9.2	CAPITAL COST ESTIMATES	40
	REFERENCES	42
	APPENDIX A: POPULATION PROJECTIONS BY AGE	44
	APPENDIX B: CURRENT PROVISION OF FACILITIES.....	45
	APPENDIX C: OPEN SPACE DEFINITIONS	49



1. Introduction

1.1 Project Background

Port Stephens Council engaged AECgroup in 2006 to undertake a benchmark assessment and identify an appropriate baseline level of community and recreational standards for the Port Stephens LGA. The *Review of Standards Guiding the Provision of Council's Community and Recreational Facilities* contained a range of benchmarks for the provision of community and recreational facilities and assessed the cost per person of providing these facilities.

Since 2006 the population of the Port Stephens LGA has increased and is projected to continue to record population growth over the next 20 years. Growth is expected to be facilitated by residential release areas such as the Raymond Terrace North precinct, which is currently being planned.

1.2 Purpose of the Study

Port Stephens Council requires an update of the original study to ensure that its community and recreational facilities continue to meet the changing needs of the population, now and into the future. The updated study will inform future planning for community and recreational facilities within the Port Stephens LGA and the Raymond Terrace North release area.

1.3 Project Approach

1.3.1 Benchmark Assessment

The original study outlined a range of benchmark standards of provision for community and recreational facilities that were identified through a comprehensive literature review. These benchmarks were reviewed and updated (where possible) with additional benchmarks identified through further research. The literature review focused on identifying benchmarks from comparable regions to the Port Stephens LGA (where possible) including coastal and NSW LGAs.

Where limited standards of provision could be sourced, the benchmark assessment was supplemented by desktop research into the current provision of facilities in similar coastal LGAs in NSW. The process involved identifying the number of facilities currently provided in the LGA and dividing by the population in 2011 (as reported in the 2011 Census).

These benchmarks were then used to assess/ interpret the appropriate level of provision for these community and recreational facilities in the Port Stephens LGA.

1.3.2 Gap Assessment

Population projections were prepared for the Port Stephens LGA for the next 20 years based on data from the NSW Department of Planning, Port Stephens Council, id Consulting and the Australian Bureau of Statistics (ABS). The recommended standards of provision were applied to the projected population estimates to identify the benchmark demand within the Port Stephens LGA over the next 20 years for each facility type.

The benchmark demand estimates were compared to the current provision of community and recreational facilities within the Port Stephens LGA as identified by Port Stephens Council. The gap assessment identified which community and recreational facilities are currently adequately supplied or under-supplied (based on the recommended standards of provision) and how this is expected to change over time based on projected population growth.

1.3.3 Capital Cost Estimates

The original study outlined indicative construction costs of relevant community and recreational facilities. Construction costs were based on cost estimates from the *Rawlinsons Australian Construction Handbook (2006)* and input from Port Stephens Council.

The assumptions for each facility were reviewed and amended (where appropriate) due to changes in some definitions of community facilities. Construction costs were updated based on data from the *Rawlinsons Australian Construction Handbook (2012)*. Key assumptions for the development of the construction costs include:

- Information on construction costs are indicative costs of construction of the relevant facility only and do not include any ongoing costs (e.g. operating and maintenance) or land acquisition costs.
- In general, construction costs indicated are for standard materials and finish. Higher quality materials and non-standard designs will incur a higher cost than indicated.
- All costs are represented in June 2012 dollar terms.
- A contingency of 5% of construction costs is included.
- Professional fees of 20% of construction costs are included.
- An allowance for a design feature (2% of construction costs) to be incorporated into the facility to provide a contribution for communities to create unique and distinctive identities ensuring a sense of place and ownership.

A cost per person serviced by each facility was calculated by dividing the total construction cost of each facility by the number of people expected to be serviced (based on the standards of provision and adjusted by a factor based on the size of each new facility).

2. Community & Strategy Context

2.1 Community Vision & Characteristics

The *Port Stephens Futures Strategy 2009* outlines the future for the Port Stephens LGA that Council and the community want to create. The Strategy highlights the major advantages of the Port Stephens LGA supporting the future economic development and employment growth within the region as including:

- The quality of the coastal and natural environment (including rural lands);
- Range of lifestyle opportunities across the LGA;
- Accessibility (regional, State, national and international) including close proximity to Newcastle – Australia's sixth largest city and two hours from Sydney; and
- Industry base (particularly Defence, Defence support, civil aviation, manufacturing, tourism and retail).

The social direction of the community is focussed around achieving continuous improvements in:

- Community safety;
- Community capacity;
- Housing opportunities tailored to demographic structure and community needs; and
- Quality of facilities tailored to demographic structure and community needs.

The *Port Stephens Futures Strategy 2009* outlines a vision for the future of recreation within the LGA:

"Port Stephens Council will work in partnership with the community, other government agencies and all suppliers to ensure that there is safe access to a range of high quality sustainable recreation opportunities for all people in the community"

2.2 Community Infrastructure

Infrastructure gaps were identified in the *Port Stephens Futures Strategy 2009* as one of the major constraints to economic and employment growth. The *Port Stephens Futures Strategy 2009* identifies the following actions and desired infrastructure requirements to address its strategic priorities:

Table 2.1: Facility Provision Actions Identified in Port Stephens Futures, 2009

Strategic Direction	Topic	Infrastructure Action	Timing	Council Role
Social Futures	Health & Community Services	Seek to facilitate the provision of a broad range of accessible and integrated community and health services and facilities, at service levels required to support the community needs and population growth.	Short to Medium Term	Advocate/ Lead/ Partner
	Recreation	Focus on creating a high quality network rather than just quantity.	Medium Term	Lead
		Ensure existing space is utilised to provide maximum community benefit.	Medium Term	Lead/ Partner
		Upgrade carrying capacity and improve access to facilities.	Long Term	Lead
	Youth	Make youth-friendly spaces part of new plans with local youth assisting with the planning.	Short Term	Lead
		Develop resourced youth facilities across the LGA including strong Port Stephens PCYC presence.	Medium Term	Partner
		Provision of general recreational infrastructure including skate parks & public access 'ball courts'.	Short Term	Lead

Strategic Direction	Topic	Infrastructure Action	Timing	Council Role
Cultural Futures	Culture	Public spaces are designed to support cultural activity such as events and busking.	Short Term	Lead
		Heritage and cultural walk/drive trails are implemented, including travel guides and interpretive signage at key sites.	Short Term	Partner
		Opportunities for artists to exhibit and perform are created through development of cultural infrastructure and events.	Medium Term	Lead
		Council and community gallery spaces are established as a 'Port Stephens Art Gallery Network' (AGN), to maximise opportunities for cross-promotion and public access to local exhibitions. (The AGN operates as part of the Culture Port Stephens Network.)	Short Term	Partner
Achieving Sustainable Development & Infrastructure	Transport & Infrastructure	Develop a footpath and cycleway strategy including end of trip facilities and adopt a funding strategy.	Short	Lead

Source: Port Stephens Council (2009)

3. Population Projections

The NSW Department of Planning prepared population projections by age for all LGAs throughout NSW in 2008 using ABS population estimates from 2006 as a base. Port Stephens Council engaged id Consulting in 2010 to prepare detailed population and household projections for the LGA, broken down by precincts. The id Consulting projections were based on demographic analysis and planned residential development and are considered to be a more likely representation of future growth.

Since the development of these population projections, new population data has been released by the ABS including Estimated Resident Population and 2011 Census results. The population projections prepared by id Consulting have been revised by rebasing projections to 2012 using updated ABS data.

It is projected that the population of the Port Stephens LGA will increase by approximately 26,000 over the next 20 years. The development of the new suburb of Raymond Terrace North is projected to result in an estimated population of 11,700 once fully developed (equating to an assumed 470 additional residence per year for 25 years). Other areas projected to record new residential development include Medowie and the Tomaree Peninsula.

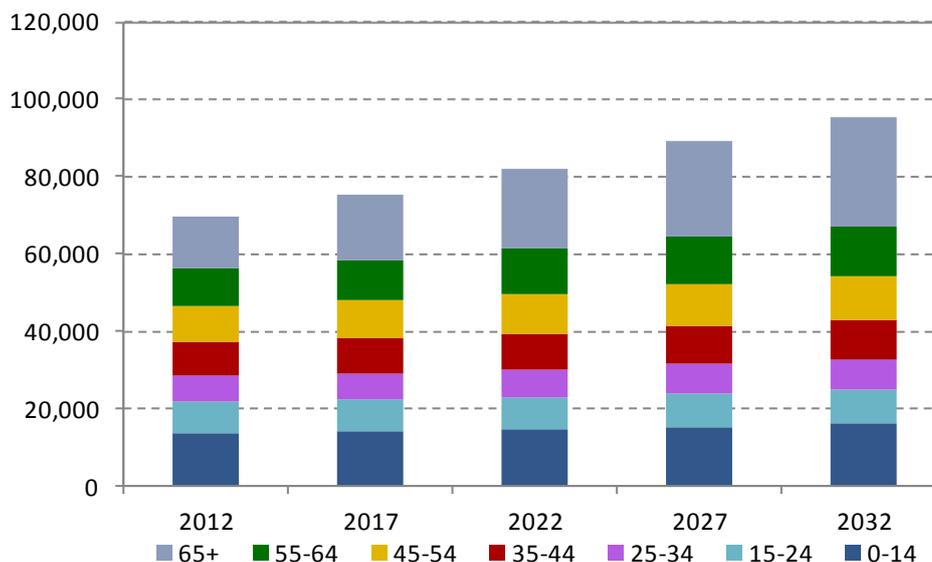
Table 3.1: Population Projections by Planning District

Planning District	2012	2017	2022	2027	2032	Change
Rural West	5,532	5,694	5,917	6,185	6,477	945
Raymond Terrace North	N/a	936	3,276	5,616	7,956	7,956
Raymond Terrace – Heatherbrae - Nelsons Plains	14,212	14,768	14,461	14,472	14,505	293
Medowie – Ferodale - Campvale	9,414	10,336	12,077	14,012	15,888	6,474
Karuah-Swan Bay - Twelve Mile Creek	1,668	1,801	1,937	2,062	2,165	497
Lemon Tree Passage - Mallabula - Oyster Cove - Tanilba Bay	6,669	6,962	7,274	7,560	7,806	1,137
Rural East	2,248	2,277	2,316	2,370	2,421	174
Fern Bay - Fullerton Cove	2,652	3,751	4,539	4,955	5,250	2,597
Tomaree Peninsula	27,190	28,748	30,305	31,741	33,148	5,959
Port Stephens LGA	69,585	75,273	82,100	88,973	95,617	26,032

Source: NSW DoP (2010), id Consulting (2010), ABS (2012), AECgroup

During the next 20 years, the ageing population is projected to result in the number of residents over the age of 65 increasing by over 15,000 with limited growth in the younger age groups (see **Appendix A** for detailed population projections by age group).

Figure 3.1: Population Projections by Age, Port Stephens LGA



Source: DoP (2008), id Consulting (2010), ABS (2012a), ABS (2012b), AECgroup

4. Provision of Facilities

Port Stephens Council is responsible for the management of a significant portfolio of community and recreational facilities. The current provision of community and recreational facilities, as identified by Port Stephens Council, is outlined in the table below with a more detailed list of facilities and their location included in **Appendix B**.

Table 4.1: Current Provision of Facilities

Facility	Current Provision
Community Services	
Cemeteries	
<i>Burials</i>	5 active cemeteries
<i>Niche Walls</i>	16 niche walls
Multipurpose Community Space	22 facilities
Cultural Services and Leisure Facilities	
Libraries	
<i>Branch Libraries</i>	3 branch libraries
<i>Library Lounges</i>	1 library lounge
Exhibition Space	2 facilities
Recreational Facilities	
Surf Lifesaving Clubs	3 clubs
Boating	
<i>Boat Ramps</i>	16 boat ramps (27 lanes)
<i>Wharves, Jetties & pontoons</i>	16 wharves/jetties/pontoons
Parks and Reserves	
<i>Local Parks</i>	30.3ha
<i>District Parks</i>	53.4ha
<i>Regional Parks</i>	23.4ha
Tidal Pools	5 tidal pools
Sports Facilities	
Sport/Leisure Centre	5 sport/leisure centres
Netball Facilities	25 netball courts
Skate/BMX Parks	6 skate/BMX parks
Sports Fields	
<i>Local Sports Fields</i>	38.0ha
<i>District Sports Fields</i>	22.9ha
<i>Regional Sports Fields</i>	178.3ha
Tennis Courts	53 tennis courts
Croquet Courts	2 croquet courts

Source: Port Stephens Council (2010), Port Stephens Council

5. Community Facilities

5.1 Cemeteries

5.1.1 Burials

A tract of land designated or intended for the interment of human remains including the burial and memorialisation of the dead.

Table 5.1: Cemetery Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 burial plot for every 4 people	AEC Group	2006
Benchmarks			
Maroochy Shire Council	1,500sqm per 1,000 people	Andrea Young Planning Consultants et al	2005
South East Queensland	1 cemetery per 50,000-200,000 people	Department of Infrastructure	2007
Lake Macquarie City Council	1 active cemetery per 38,000 people*	Lake Macquarie City Council	2011
Ballina Council	1 active cemetery per 8,000 people*	Ballina Council	2011
Port Macquarie Hastings	1 active cemetery per 12,000 people*	Great Lakes Council	2011
Great Lakes Council	1 active cemetery per 6,000 people*	Great Lakes Council	2011
Cessnock City Council	1 active cemetery per 6,000 people*	Cessnock City Council	2011

Note: * Based on provision in 2011. Active cemetery is has available burial plots.

Based on the above benchmarks, a standard of 1 active cemetery per 14,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 5.2: Cemetery Plot Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	5.0	5.4	5.9	6.4	6.8
Existing/Future Supply	5.0	5.0	5.0	5.0	5.0
Surplus/(Shortage)	0.0	-0.4	-0.9	-1.4	-1.8

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 5.3: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Size of cemetery	4.5	Ha
Number of plots	3,500	plots
<i>Additional items</i>		
Storage sheds	200	sqm
Car parks	70	parks

Source: AECgroup

Table 5.4: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$105,000
Storage sheds	\$416,000
Ground establishment, lawns	\$122,000
Landscaping	\$44,000
Services	\$122,000
Parking	\$232,000
Irrigation	\$35,000
Drainage	\$35,000
Shade/seating	\$26,000
Fencing	\$105,000
Design feature (2%)	\$25,000
Contingency (5%)	\$62,000
Professional fees (20%)	\$266,000
Total Cost	\$1,595,000
Cost Per Person*	\$113.9

Note: * Total cost divided by the number of residents it will service (recommended standard of provision).
Source: Rawlinsons (2012), AECgroup (2006), AECgroup

5.1.2 Niche Walls

A niche wall is a specially designed wall where ashes are placed and covered by a memorial plaque with inscription.

Table 5.5: Niches Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 niche wall for every 1,000 people	AEC Group	2006
Benchmarks			
Clarence Valley Council	1 wall for every 2,500 people*	Clarence Valley Council	2011
Lake Macquarie City Council	1 wall for every 8,500 people*	Lake Macquarie City Council	2011
Cessnock City Council	1 wall for every 4,000 people*	Cessnock City Council	2011

Note: * Based on provision in 2011.

Based on the above benchmarks, a standard of 1 niche wall per 5,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 5.6: Niches Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	13.9	15.1	16.4	17.8	19.1
Existing/Future Supply	16.0	16.0	16.0	16.0	16.0
Surplus/(Shortage)	2.1	0.9	-0.4	-1.8	-3.1

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 5.7: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Height	2	m
Width	4	m
Depth	0.5	m
Size of Wall	4	m ³

Source: AECgroup

Table 5.8: Indicative Construction Costs, \$2012

Component	Cost
Wall construction	\$34,000
Wall finishes	\$7,000
Landscaping	\$1,000
Design feature (2%)	\$1,000
Contingency (5%)	\$2,000
Professional fees (20%)	\$9,000
Total Cost	\$54,000
Cost Per Person*	\$10.8

Note: * Total cost divided by the number of residents it will service (recommended standard of provision).
Source: Rawlinsons (2012), AECgroup (2006), AECgroup

5.2 Multipurpose Community Space

A facility comprised of multipurpose indoor and outdoor spaces for the purpose of facilitating social interaction and meeting spaces for centre based activities such as playgroups, youth, aged and people with a disability.

Indoor spaces could include a hall, meeting rooms, offices and interview and activity rooms. Outdoor spaces could include fenced / enclosed areas, play equipment and garden sheds.

Table 5.9: Multipurpose Community Space Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	100sqm of multipurpose community space for every 1,000 people	AEC Group	2006
Benchmarks			
Community Centre – Local (Small)			
Tweed Shire Council	1 local community meeting room/multi-purpose hall per 6,000 persons	SGS Economics and Planning	2007
Shire of Augusta Margaret River (WA)	1 sub-district community centre per 5,000 persons	Syme Marmon and Co.	2008
Clarence Valley Council	1 local community centre / multipurpose hall per 6,000 persons	SGS Economics and Planning	2009
NSW	1 small centre multipurpose centre per 3,500 – 10,000 persons	Department of Planning	2009
Leichhardt LGA	1 neighbourhood centre (staffed, information and referral, programs) per 3,500-15,000 persons	Cred Community Planning	2011
Leichhardt LGA	1 small community hall per 10,000-20,000	Cred Community Planning	2011
Lake Macquarie City Council	1 community multipurpose centre per 5,500 persons	Heather Nesbitt Planning	2011
WA	1 local community centre per 10,000-15,000 persons	State Planning Policy 3.6 - Local Government Guidelines (Draft)	2011
Community Centre – Neighbourhood / District (Large)			
Tweed Shire Council	1 district multipurpose community centre/ civic centre per 20,000 persons	SGS Economics and Planning	2007
Shire of Augusta Margaret River (WA)	1 community multi-purpose centre per 20,000 persons	Syme Marmon and Co.	2008
Shire of Augusta Margaret River (WA)	1 large community hall per 20,000 persons	Syme Marmon and Co.	2008
Clarence Valley Council	1 district multipurpose community centre per 20,000 persons	SGS Economics and Planning	2009
Clarence Valley Council	1 district neighbourhood centre per 20,000 persons	SGS Economics and Planning	2009
Clarence Valley Council	1 civic centre per 30,000 persons min, 120,000 max	SGS Economics and Planning	2009

Area	Benchmark	Source	Year
NSW	1 medium community centre per 15,000-20,000 persons	Department of Planning	2009
NSW	1 large community centre per 20,000-30,000 persons	Department of Planning	2009
Leichhardt LGA	1 large community hall per 20,000-30,000	Cred Community Planning	2011
WA	1 neighbourhood / district community centre per 20,000 persons	State Planning Policy 3.6 – Local Government Guidelines (Draft)	2011

Based on the above benchmarks, a standard of 1 multipurpose community facility for every 5,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 5.10: Multipurpose Community Space Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	13.9	15.1	16.4	17.8	19.1
Existing/Future Supply	22.0	22.0	22.0	22.0	22.0
Surplus/(Shortage)	8.1	6.9	5.6	4.2	2.9

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 5.11: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Capacity	300	persons
Floorspace per person	1.2	sqm
Total floorspace	360	sqm
<i>Additional floorspace</i>		
Kitchen	30	sqm
Amenities	40	sqm
Storage	30	sqm
Foyer	30	sqm
Office space	30	sqm
Meeting rooms	50	sqm
Total size of facility	570	sqm
<i>Additional items</i>		
Air-conditioning	570	sqm
Stage	1	stages
Car parks	40	parks
Lighting	2	lights
Security system - control unit	1	unit
Security system - motion detectors	8	points
Outdoor area	300	sqm

Source: AECgroup

Table 5.12: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$173,000
Building construction	\$595,000
Air-conditioning	\$156,000
Fit out	\$34,000
Services	\$229,000
Stage	\$32,000
Landscaping	\$22,000
Security	\$4,000
Parking	\$132,000
Design feature (2%)	\$28,000
Contingency (5%)	\$69,000
Professional fees (20%)	\$295,000
Total Cost	\$1,769,000
Cost Per Person*	\$353.8

Note: * Total cost divided by the number of residents it will service (recommended standard of provision).
Source: Rawlinsons (2012), AECgroup (2006), AECgroup

6. Cultural Facilities

6.1 Libraries

A facility that provides a focal point for community access to information, recreation and technology resources. The library attracts users across the demographic spectrum and should provide areas for relaxation, research, leisure, learning and entertainment.

A library facility needs flexible floorspace including spaces for collections, study, technology, training, meetings, exhibitions, lounge/reading and performance, as well as spaces targeted towards specific groups, such as children, youth and family/local history. A coffee shop or bookshop may also be included.

6.1.1 Libraries

Table 6.1: Library Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 branch library for every 20,000 people	AEC Group	2006
Port Stephens 2006 Standard	1 library lounge per 10,000 persons	AEC Group	2006
Benchmarks			
Central Library			
Maroochy Shire Council	1 central library per 150,000 persons	Maroochy Shire Council	2005
Southeast Queensland	1 central library per 30,000- 150,000 persons	Department of Infrastructure	2007
Shire of Augusta Margaret River (WA)	1 central library per 12,000 persons	Syme Marmon and Co.	2008
Lake Macquarie City Council	1 central library per 20,000-35,000 persons	Heather Nesbitt Planning	2011
City of Rockingham (WA)	1 central library per 125,000 – 150,000 persons	City of Rockingham	2011
Austral and Leppington North Precincts of the South West Growth Centre of Sydney	1 district / central library per 40,000 persons	Elton Consulting	2011
Branch Library			
Randwick City Council	1 branch library per 10,000 persons	Randwick City Council (2003)	2003
Tweed Shire Council	1 branch library per 15,000 persons	SGS Economics and Planning	2007
Southeast Queensland	1 branch library per 15,000-30,000 persons	Department of Infrastructure	2007
Shire of Augusta Margaret River (WA)	1 branch library per 7,000 persons	Syme Marmon and Co.	2008
Lake Macquarie City Council	1 branch library per 10,000 persons	Heather Nesbitt Planning	2011
Austral and Leppington North Precincts of the South West Growth Centre of Sydney	1 branch library per 33,000 persons	Elton Consulting	2011
City of Rockingham (WA)	1 branch library per 25,000-50,000 persons	City of Rockingham 2011	2011

Based on the above benchmarks, a standard of 1 branch library for every 20,000 people, built in accordance with the space standards reported in "People Places – a guide for public library buildings in NSW", as well as a library lounge for every 10,000 people is considered appropriate for the Port Stephens Council area.

The recommended standards of provision for branch libraries and library lounges are not considered to be independent. For example, a region with three branch libraries and 2 library lounges would be considered to have sufficient provision for a population of 80,000 [(3 x 20,000) + (2 x 10,000)] rather than requiring four branch libraries as well

as eight library lounges. As such, a mix of branch libraries and library lounges is often considered appropriate for servicing the population.

6.1.2 Branch Libraries

Demand and Supply

Table 6.2: Branch Library Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	3.5	3.8	4.1	4.4	4.8
Existing/Future Supply	3.0	3.0	3.0	3.0	3.0
Surplus/(Shortage)*	-0.5	-0.8	-1.1	-1.4	-1.8

Note: Benchmark gap in the provision of branch libraries needs to be considered in conjunction with provision of library lounges.
Source: Port Stephens Council, AECgroup

Cost of Provision

Table 6.3: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
<i>Target Collection</i>		
Number of books	45,000	books
On loan	30%	%
Number on shelf	31,500	books
Number of CDs and other non-print	2,200	CDs/non-print materials
On loan	30%	%
Number on shelf	1,540	CDs/non-print materials
Number of periodicals	250	periodicals
Number of computer terminals	6	terminals
Size of collection area	385	sqm
<i>Additional Areas</i>		
Reading and study areas	120	sqm
Resource areas	60	sqm
Staff areas	140	sqm
Amenities	60	sqm
Childrens storytelling area	50	sqm
Young adult area	30	sqm
Multipurpose training area	100	sqm
Mobile services area	30	sqm
Size of facility	975	sqm
Number of stories	2	stories
<i>Additional Items</i>		
Air-conditioning	975	sqm
Car parks	40	parks
Lighting	2	lights
Security system - control unit	1	unit
Security system - motion detectors	8	points
Outdoor area	200	sqm

Source: AECgroup

Table 6.4: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$349,000
Building construction	\$2,188,000
Fit out	\$123,000
Air conditioning	\$267,000
Services	\$841,000
Landscaping	\$26,000
Security	\$4,000
Parking	\$132,000
Design feature (2%)	\$79,000
Contingency (5%)	\$197,000
Professional fees (20%)	\$841,000
Total Cost	\$5,047,000
Cost Per Person*	\$252.4

Note: * Total cost divided by the number of residents it will service (recommended standard of provision).
Source: Rawlinsons (2012), AECgroup (2006), AECgroup

6.1.3 Library Lounge

Demand and Supply

Table 6.5: Library Lounge Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	7.0	7.5	8.2	8.9	9.6
Existing/Future Supply	1.0	1.0	1.0	1.0	1.0
Surplus/(Shortage)	-6.0	-6.5	-7.2	-7.9	-8.6

Note: Benchmark gap in the provision of library lounges needs to be considered in conjunction with provision of branch libraries.
Source: Port Stephens Council, AECgroup

Cost of Provision

Table 6.6: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
<i>Lounge area</i>		
Area for computer terminals	40	sqm
Reading and study areas	70	sqm
Resource areas	20	sqm
Staff areas	20	sqm
Amenities	30	sqm
Size of facility	180	sqm
<i>Additional items</i>		
Car parks	10	parks
Lighting	2	lights
Security system - control unit	1	unit
Security system - motion detectors	4	points
Outdoor area	50	sqm

Source: AECgroup

Table 6.7: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$65,000
Building construction	\$211,000
Fit out	\$22,000
Air conditioning	\$49,000
Services	\$155,000
Landscaping	\$11,000
Security	\$3,000
Parking	\$33,000
Design feature (2%)	\$11,000
Contingency (5%)	\$27,000
Professional fees (20%)	\$118,000
Total Cost	\$705,000
Cost Per Person*	\$70.5

Note: * Total cost divided by the number of residents it will service (recommended standard of provision).
Source: Rawlinsons (2012), AECgroup (2006), AECgroup

6.1.4 Summary

There are currently three branch libraries and one library lounge in the Port Stephens LGA. Based on the recommended standards of provision for libraries, it is considered that the existing facilities could service a population of 70,000 [(3 x 20,000) + (1 x 10,000)]. With an estimated population of 69,586 in 2012, the Port Stephens LGA is considered to have a sufficient existing supply of library facilities. Based on a projected population of 95,617 in 2032, it is considered that there would be demand for additional facilities.

6.2 Exhibition Space

An area used for the display of artistic works or historical pieces.

Table 6.8: Exhibition Space Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	100sqm of exhibition space per 7,500 people	AEC Group	2006
Benchmarks			
Hornsby Shire Council	1 art gallery per 20,000-30,000	Recreation Planning Associates	2000
Penrith City Council	1 art gallery per 20,000-30,000 persons	Stratcorp Consulting	2003
Tweed Shire Council	1 whole of shire art gallery per 100,000 persons	SGS Economics and Planning	2007
Tweed Shire Council	1 whole of shire performing arts/exhibition/convention centre per 100,000 persons	SGS Economics and Planning	2007
South East Queensland	1 Exhibition / convention centre per 50,000-200,000 persons	Department of Infrastructure	2007
Clarence Valley Council	1 local art space per 10,000 - 20,000 persons	SGS Economics and Planning	2009
Clarence Valley Council	1 regional (shire wide) art gallery per 30,000 persons max, 150,000 min	SGS Economics and Planning	2009
Leichhardt LGA	1 community art gallery per 20,000-30,000 persons	Cred Community Planning	2011
Leichhardt LGA	1 regional arts centre per 50,000-120,000 persons	Cred Community Planning	2011
Lake Macquarie City Council	1 exhibition space/ art gallery per 20,000-30,000 persons	Heather Nesbitt Planning	2011

Based on the above benchmarks, a standard of 1 exhibition facility per 30,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 6.9: Exhibition Space Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	2.3	2.5	2.7	3.0	3.2
Existing/Future Supply	2.0	2.0	2.0	2.0	2.0
Surplus/(Shortage)	-0.3	-0.5	-0.7	-1.0	-1.2

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 6.10: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Exhibition space	300	sqm
<i>Additional areas</i>		
Loading area	30	sqm
Storage	50	sqm
Foyer	25	sqm
Amenities	60	sqm
Work areas	40	sqm
Total size of facility	505	sqm
<i>Additional items</i>		
Air-conditioning	505	sqm
Car parks	30	parks
Security system - control unit	1	unit
Security system - motion detectors	20	points

Source: AECgroup

Table 6.11: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$579,000
Building construction	\$1,051,000
Air-conditioning	\$138,000
Fit out	\$49,000
Services	\$644,000
Security	\$9,000
Parking	\$99,000
Landscaping	\$4,000
Design feature (2%)	\$51,000
Contingency (5%)	\$129,000
Professional fees (20%)	\$551,000
Total Cost	\$3,304,000
Cost Per Person*	\$110.1

Note: * Total cost divided by the number of residents it will service (recommended standard of provision).

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

7. Recreational Facilities

7.1 Surf Lifesaving Clubs

A community facility located adjacent to a beach comprising general purpose space, storage and amenities used by community volunteer organisations to provide beach patrolling and lifesaving functions.

Table 7.1: Surf Lifesaving Clubs Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 surf lifesaving club for every 30,000 people	AEC Group	2006
Benchmarks			
Lake Macquarie City Council	1 surf lifesaving club per 40,000 persons	Lake Macquarie City Council	2004
Coffs Harbour City Council	1 surf lifesaving club per 22,500 persons	Coffs Harbour City Council	2005
Ballina Shire Council	1 surf lifesaving club per 20,000 persons	Ballina Shire Council	2005
City of Rockingham	1 surf lifesaving club per 100,000-150,000 persons	City of Rockingham	2011

Based on the above benchmarks, a standard of 1 surf lifesaving club for every 30,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 7.2: Surf Lifesaving Clubs Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	2.3	2.5	2.7	3.0	3.2
Existing/Future Supply	3.0	3.0	3.0	3.0	3.0
Surplus/(Shortage)	0.7	0.5	0.3	0.0	-0.2

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 7.3: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Capacity	150	persons
General floorspace per person	1.5	sqm
General floorspace	225	sqm
<i>Additional floorspace</i>		
Kitchen	30	sqm
Amenities	50	sqm
Storage	45	sqm
Total floorspace	350	sqm
Car parks	40	parks

Source: AECgroup

Table 7.4: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$166,000
Clubhouse construction	\$742,000
Fit out	\$94,000
Services	\$304,000
Landscaping	\$4,000
Surf lifesaving equipment (jet ski, boards, quad, trailers, defibrillator, etc)	\$150,000
Parking	\$132,000
Design feature (2%)	\$32,000
Contingency (5%)	\$80,000
Professional fees (20%)	\$341,000
Total Cost	\$2,045,000
Cost Per Person*	\$68.2

Note: * Total cost divided by the number of residents it will service (recommended standard of provision).
Source: Rawlinsons (2012), AECgroup (2006), AECgroup

7.2 Boating

7.2.1 Boat Ramps

Launching facilities for small boats generally including the provision of car parking, fish-cleaning and manoeuvring facilities.

Table 7.5: Boat Ramps Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 boat ramp for every 6,000 people	AEC Group	2006
Benchmarks			
Lake Macquarie City Council	1 boat ramp for every 6,000 people	Lake Macquarie City Council	2004
Clarence Valley Council	1 boat ramp for every 6,500 people*	Clarence Valley Council	2011
Wyong Shire Council	1 boat ramp for every 6,000 people*	Wyong Shire Council	2011
Great Lakes Council	1 boat ramp for every 1,750 people*	Great Lakes Council	2011
Tweed Shire Council	1 boat ramp for every 6,000 people*	Tweed Shire Council	2011

Note: * Based on provision in 2011.

Based on the above benchmarks, a standard of 1 boat ramp for every 6,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 7.6: Boat Ramps Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	11.6	12.5	13.7	14.8	15.9
Existing/Future Supply	16.0	16.0	16.0	16.0	16.0
Surplus/(Shortage)	4.4	3.5	2.3	1.2	0.1

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 7.7: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Number of lanes	2	lanes
<i>Support Infrastructure</i>		
Car parks*	25	parks
Lighting	2	lights

Note: * Double size car parks for car and boat
Source: AECgroup

Table 7.8: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$19,000
Ramp construction	\$145,000
Services	\$19,000
Parking	\$166,000
Signage	\$2,000
Access road	\$50,000
Fish cleaning facilities	\$12,000
Design feature (2%)	\$8,000
Contingency (5%)	\$21,000
Professional fees (20%)	\$88,000
Total Cost	\$530,000
Cost Per Person*	\$88.3

Note: * Total cost divided by the number of residents it will service (recommended standard of provision).
Source: Rawlinsons (2012), AECgroup (2006), AECgroup

7.2.2 Wharves / Jetties / pontoons

Used as a boat landing or tourist vantage. Provides a link between water and land activity.

Table 7.9: Wharves / Jetties / Pontoon Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 wharf for every 6,000 people	AEC Group	2006
Benchmarks			
Lake Macquarie City Council	1 wharf for every 6,000 people	Lake Macquarie Council	2004
Great Lakes Council	1 wharf/jetty for every 2,250 people*	Great Lakes Council	2011
Clarence Valley Council	1 wharf/jetty for every 5,500 people*	Clarence Valley Council	2011

Note: * Based on provision in 2011.

Based on the above benchmarks, a standard of 1 wharf/jetty/pontoon for every 5,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 7.10: Wharves / Jetties / Pontoons Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	13.9	15.1	16.4	17.8	19.1
Existing/Future Supply	16.0	16.0	16.0	16.0	16.0
Surplus/(Shortage)	2.1	0.9	-0.4	-1.8	-3.1

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 7.11: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Type of wharf (land-backed or floating)	land-backed	type
Length of wharf	50	m
<i>Support Infrastructure</i>		
Lighting	8	lights
Car parks	25	parks
Lighting	2	lights

Source: AECgroup

Table 7.12: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$40,000
Wharf construction	\$312,000
Lighting	\$16,000
Services	\$40,000
Parking	\$83,000
Design feature (2%)	\$10,000
Contingency (5%)	\$25,000
Professional fees (20%)	\$105,000
Total Cost	\$631,000
Cost Per Person*	\$126.2

Note: * Total cost divided by the number of residents it will service (recommended standard of provision).

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

7.3 Parks and Reserves

7.3.1 Local Parks

Local parks provided and maintained for local residents comprising open grassed areas suitable for small scale ball play, picnics and unorganised active recreation. May also include play equipment, shade trees, walkways and park furniture. Local parks align with the definition of P3 parks as outlined in the *Draft Port Stephens Open Space Strategy*.

Table 7.13: Local Parks Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 local park for every 800 people (0.3 ha minimum standard)	AEC Group	2006
Benchmarks			
Mackay City Council	1 local park (min 0.5ha) within 500m of each dwelling house or unit	Mackay City Council	2006
NSW	2.83ha of open space per 1,000 people	NSW Growth Centres Commission	2006
Shire of Augusta Margaret River	1 local park per 1,000 persons	Syme Marmon and Co.	2008
Lake Macquarie City Council	1 local park per 2,000 persons	Heather Nesbitt Planning	2011
Camden Council	0.4ha of local open space per 1,000 population	Elton Consulting	2011
Greater Taree City Council	1.03ha of open space for passive recreation per 1,000 people	Greater Taree City Council	2011
Liverpool Council	1 local park (min 0.2ha) within 5 minute walk of most dwellings	Elton Consulting	2011

Based on the above benchmarks, a standard of 0.4ha of local parks for every 1,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 7.14: Local Parks Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	27.8	30.1	32.8	35.6	38.2
Existing/Future Supply	30.3	30.3	30.3	30.3	30.3
Surplus/(Shortage)	2.5	0.2	-2.5	-5.3	-7.9

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 7.15: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Size	0.75	ha
<i>Embellishment Items</i>		
Playground and equipment	6	activities
Landscaping	0.2	ha
Seating	3	benches
Shelter	2	shelters
Potable water	0.75	ha
Signage	2	signed areas
Bin receptacles	4	bins

Source: AECgroup

Table 7.16: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$28,000
Landscaping	\$37,000
Playground and equipment	\$45,000
Seating	\$7,000
Shelter	\$19,000
Potable water	\$62,000
Signage	\$2,000
Bin receptacles	\$2,000
Design feature (2%)	\$4,000
Contingency (5%)	\$10,000
Professional fees (20%)	\$44,000
Total Cost	\$260,000
Cost Per Person*	\$138.7

Note: * Total cost divided by the number of residents it will service (recommended standard of provision) and adjusted by a factor based on the assumed size (ha) of new parks.

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

7.3.2 District Parks

District parks provided and maintained for local residents comprising open grassed areas suitable for small scale ball play, picnics and unorganised active recreation. May also include play equipment, shade trees, walkways and park furniture. District parks align with the definition of P2 parks as outlined in the *Draft Port Stephens Open Space Strategy*.

Table 7.17: District Park Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 ha district parkland reserve for every 4,000 people	AEC Group	2006
Benchmarks			
Mackay City Council	1 district park (3.0ha) within 5km of each dwelling house or unit	Mackay City Council	2006
NSW	2.83ha of open space per 1,000 people	NSW Growth Centres Commission	2006
Lake Macquarie City Council	2-3 ha district park within 2km of most dwellings	Heather Nesbitt Planning	2011
Lake Macquarie City Council	1 neighbourhood park within per 4,000 people	Heather Nesbitt Planning	2011
Camden Council	3.24ha of district public open space per 1,000 population	Elton Consulting	2011
Liverpool Council	1 district park (minimum 3.0ha) per 5,000-10,000 people	Elton Consulting	2011
Greater Taree City Council	1.03ha of open space for passive recreation per 1,000 people	Greater Taree City Council	2011

Based on the above benchmarks, a standard of 3.0ha of district parkland for every 5,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 7.18: District Parks Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	41.8	45.2	49.3	53.4	57.4
Existing/Future Supply	53.4	53.4	53.4	53.4	53.4
Surplus/(Shortage)	11.6	8.2	4.1	0.0	-4.0

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 7.19: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Size	2	ha
<i>Embellishment Items</i>		
Playground and equipment	15	activities
Landscaping	1.5	ha
Seating	15	benches
Shelter	6	shelters
BBQ and shelter	6	BBQs
Public amenities	80	sqm
Potable water	2	ha
Pathways	1,400	sqm
Car parks	40	parks
Signage	4	signs
Lighting	18	lights
Bin receptacles	6	bins

Source: AECgroup

Table 7.20: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$75,000
Landscaping (hard and soft)	\$187,000
Playground and equipment	\$112,000
Seating	\$37,000
Shelter	\$37,000
BBQ and shelter	\$45,000
Public amenities	\$137,000
Potable water	\$50,000
Pathways	\$70,000
Car parks	\$132,000
Signage	\$5,000
Lighting	\$63,000
Bin receptacles	\$2,000
Design feature (2%)	\$19,000
Contingency (5%)	\$48,000
Professional fees (20%)	\$204,000
Total Cost	\$1,223,000
Cost Per Person*	\$366.9

Note: * Total cost divided by the number of residents it will service (recommended standard of provision) and adjusted by a factor based on the assumed size (ha) of new parks.

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

7.3.3 Regional Parks

Large parks provided and maintained for residents throughout the LGA and visitors. Parks comprise high amenity open space in accessible locations including open grassed areas suitable for small scale ball play, picnics and unorganised active and passive recreation. Parks include amenities such as toilets, lighting, play equipment, shade trees, pathways and park furniture. Regional parks align with the definition of P1 parks as outlined in the *Draft Port Stephens Open Space Strategy*.

Table 7.21: Regional Park Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 ha district parkland reserve for every 4,000 people	AEC Group	2006
Benchmarks			
NSW	2.83ha of open space per 1,000 people	NSW Growth Centres Commission	2006
Cessnock City Council	1 regional park (minimum 2.0ha) per 20,000 people	Cessnock City Council	2009
Greater Taree City Council	1.03ha of open space for passive recreation per 1,000 people	Greater Taree City Council	2011

Based on the above benchmarks, a standard of 5.0ha of regional parkland for every 20,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 7.22: Regional Parks Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	17.4	18.8	20.5	22.2	23.9
Existing/Future Supply	23.4	23.4	23.4	23.4	23.4
Surplus/(Shortage)	6.0	4.6	2.9	1.2	-0.5

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 7.23: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Size	5	ha
<i>Embellishment Items</i>		
Playground and equipment	24	activities
Landscaping	2	ha
Seating	24	benches
Shelter	8	shelters
BBQ and shelter	8	BBQs
Public amenities	120	sqm
Potable water	5	ha
Pathways	2400	sqm
Car parks	60	parks
Signage	6	signs
Lighting	30	lights
Bin receptacles	12	bins

Source: AECgroup

Table 7.24: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$187,000
Landscaping (hard and soft)	\$249,000
Playground and equipment	\$180,000
Seating	\$60,000
Shelter	\$50,000
BBQ and shelter	\$60,000
Public amenities	\$206,000
Potable water	\$125,000
Pathways	\$120,000
Car parks	\$199,000
Signage	\$7,000
Lighting	\$105,000
Bin receptacles	\$4,000
Design feature (2%)	\$31,000
Contingency (5%)	\$78,000
Professional fees (20%)	\$332,000
Total Cost	\$1,993,000
Cost Per Person*	\$99.7

Note: * Total cost divided by the number of residents it will service (recommended standard of provision) and adjusted by a factor based on the assumed size (ha) of new parks.

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

7.4 Tidal Pools

Recreational swimming areas that are defined and situated by the ocean and tidal waters that are filled with seawater.

Table 7.25: Tidal Pools Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 tidal pool for every 30,000 people	AEC Group	2006
Benchmarks			
Wollongong City Council	1 tidal rock pool per 21,000 people*	Wollongong City Council*	2011
Warringah Council	1 rock pool per 23,500 people*	Warringah Council	2011
Kiama Council	1 tidal pool per 5,000 people*	Kiama Council	2011
Pittwater Council	1 ocean rock pool per 8,500 people*	Pittwater Council*	2011

Note: * Based on provision in 2011.

Based on the above benchmarks, a standard of 1 tidal pool for every 20,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 7.26: Tidal Pools Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	3.5	3.8	4.1	4.4	4.8
Existing/Future Supply	5.0	5.0	5.0	5.0	5.0
Surplus/(Shortage)	1.5	1.2	0.9	0.6	0.2

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 7.27: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
<i>Man-made tidal pool configurations</i>		
Length of wall	125	m
Height	1.5	m
Depth	2.5	m
Volume	468.75	m ³
Proportion of rocks or materials purchased	100%	%
<i>Support Infrastructure</i>		
Lighting	4	lights
Car parks	25	parks
Lighting	2	lights

Source: AECgroup

Table 7.28: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$75,000
Piling & superstructure	\$749,000
Lighting	\$14,000
Parking	\$83,000
Design feature (2%)	\$18,000
Contingency (5%)	\$46,000
Professional fees (20%)	\$197,000
Total Cost	\$1,182,000
Cost Per Person*	\$59.1

Note: * Total cost divided by the number of residents it will service (recommended standard of provision).

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

8. Sports Facilities

8.1 Sports/Leisure Centre

An indoor sport and recreation facility that may contain multi-purpose courts (used for aquatic activities, basketball, indoor soccer, badminton, volleyball, gymnastics etc), fitness and/or aquatic facilities.

Table 8.1: Sports/Leisure Centre Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 leisure centre for every 25,000 people	AEC Group	2006
Benchmarks			
Indoor Sports/Leisure Centre			
Hornsby Shire Council	1 indoor sports centre per 25,000 persons	Recreation Planning Associates	2000
Penrith City Council	1 indoor sports centre per 20,000 persons	Stratcorp Consulting	2003
NSW	1 multi-purpose leisure / aquatic centres (incorporating aquatic indoor sports and other facilities) per 60,000+ persons	NSW Department of Planning	2009
Leichhardt	1 recreation centre (wet and dry) per 30,000-50,000 persons	Cred Community Planning	2011
WA	1 district indoor recreation centre per 30,000 - 60,000 persons	State Planning Policy 3.6 - Local Government Guidelines (Draft)	2011
City of Rockingham	1 sub-district indoor recreation centre per 25,000 - 50,000 persons	City of Rockingham	2011
City of Rockingham	1 district indoor recreation centre per 75,000 - 100,000 persons	City of Rockingham	2011
Aquatic Centres			
NSW	1 swimming centre per 17,500 persons	NSW Department of Planning	2009
Lake Macquarie City Council	1 swimming centre per 36,000 persons	Heather Nesbitt Planning	2011
WA	1 district indoor aquatic centre per 100,000 persons	State Planning Policy 3.6 - Local Government Guidelines (Draft)	2011
City of Rockingham	1 indoor aquatic centre per 75,000 - 100,000 persons	City of Rockingham	2011

Based on the above benchmarks, a standard of 1 sports/leisure centre for every 17,500 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 8.2: Indoor Sports/Leisure Centre Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	4.0	4.3	4.7	5.1	5.5
Existing/Future Supply	5.0	5.0	5.0	5.0	5.0
Surplus/(Shortage)	1.0	0.7	0.3	-0.1	-0.5

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 8.3: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
<i>Indoor Sports Courts</i>		
Number of courts	2	courts
Size of each court (35m x 18m)	630	sqm
<i>Indoor Pool</i>		
Size of pool (25m x 13m)	1	pool
Area of pool (including area around pool)	448	sqm
<i>Additional indoor areas (Indoor Sports Centre only)</i>		
Change rooms and amenities	100	sqm
Administration	30	sqm
Foyer	40	sqm
<i>Seating/viewing areas</i>		
Size of Indoor Sports Centre	1,430	sqm
<i>Indoor Sports Centre - Additional indoor items</i>		
Air-conditioning	1,430	sqm
Security system - control unit	1	unit
Club Area	60	sqm
<i>Club Area - Additional indoor items</i>		
Air-conditioning	60	sqm
Security system - control unit	1	unit
Security system - motion detectors	2	points
Gymnasium	250	sqm
<i>Gymnasium - Additional indoor items</i>		
Air-conditioning	250	sqm
Security system - control unit	1	unit
Security system - motion detectors	4	points
Additional change rooms and amenities	60	sqm
Café/Dining area	80	sqm
<i>Café/Dining Area - Additional indoor items</i>		
Air-conditioning	80	sqm
Security system - control unit	1	unit
Security system - motion detectors	2	points
Total Size of Facility	2,328	sqm
Car parks	100	parks
Lighting	5	lights
Outdoor Area	500	sqm
Total Area	2,828	sqm

Source: AECgroup

Table 8.4: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$589,000
Club area	\$79,000
Gym	\$505,000
Indoor Sports Centre	\$1,946,000
Indoor Pool	\$1,360,000
Café	\$232,000
Additional change rooms/amenities	\$65,000
Air-conditioning	\$620,000
Fit out	\$63,000
Services	\$544,000

Component	Cost
Landscaping	\$42,000
Security	\$8,000
Parking	\$331,000
Design feature (2%)	\$128,000
Contingency (5%)	\$319,000
Professional fees (20%)	\$1,366,000
Total Cost	\$8,197,000
Cost Per Person*	\$468.4

Note: * Total cost divided by the number of residents it will service (recommended standard of provision).
Source: Rawlinsons (2012), AECgroup (2006), AECgroup

8.2 Netball Courts

A hard court with scoring rings at both ends. The rings, whilst of similar height and dimension to basketball rings, do not have a backboard. The court is divided into thirds with two semi-circular circles at each end.

Table 8.5: Netball Courts Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 competition level netball court for every 3,000	AEC Group	2006
Benchmarks			
Ballina Shire Council	1 court per 2,000 persons	Ballina Shire Council	2008
NSW	1 court per 3,000 persons	NSW Department of Planning	2009
Lake Macquarie City Council	1 court per 2,500 persons	Heather Nesbitt Planning	2011

Based on the above benchmarks, a standard of 1 netball court for every 3,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 8.6: Netball Courts Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	23.2	25.1	27.4	29.7	31.9
Existing/Future Supply	25.0	25.0	25.0	25.0	25.0
Surplus/(Shortage)	1.8	-0.1	-2.4	-4.7	-6.9

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 8.7: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Type of court	plexipave	surface
Number of courts	4	courts
<i>Additional court items</i>		
Fencing	205	m
Lighting	4	courts
Change rooms and toilets	200	sqm
Car parks	20	parks
Lighting	2	lights

Note: Courts could be either bitumen (includes concrete), plexipave or supergrass
Source: AECgroup

Table 8.8: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$64,000
Change room construction	\$216,000
Fit out	\$37,000
Services	\$122,000
Netball courts	\$256,000
Landscaping	\$12,000
Lighting	\$102,000
Parking	\$66,000
Design feature (2%)	\$18,000
Contingency (5%)	\$44,000
Professional fees (20%)	\$187,000
Total Cost	\$1,124,000
Cost Per Person*	\$93.7

Note: * Total cost divided by the number of residents it will service (recommended standard of provision) and adjusted by a factor based on the assumed size (number of courts) of new netball facilities.
Source: Rawlinsons (2012), AECgroup (2006), AECgroup

8.3 Skate/BMX Parks

A facility including ramps and obstacles for skate boards, scooters and BMX.

Table 8.9: Skate Parks Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 skate park for every 500 people aged 10 to 19 years	AEC Group	2006
Port Stephens 2006 Standard	1 BMX track for every 15,000 people	AEC Group	2006
Benchmarks			
Augusta Margaret River	1 BMX track per 7,000 persons	Syme Marmon and Co.	2008
Augusta Margaret River	1 skate park per 7,000 persons	Syme Marmon and Co.	2008
NSW	1 small skate park per 6,000 persons (subject to demographic structure)	NSW Department of Planning	2009
NSW	1 large skate park per 10,000 persons (or 1 per LGA)	NSW Department of Planning	2009
Maitland Council	1 skate/BMX facility per 3,000 persons aged 5-24 years*	Plan C	2011
Cessnock City Council	1 skate/BMX facility per 4,300 persons aged 5-24 years*	Plan C	2011
Newcastle City Council	1 skate/BMX facility per 5,400 persons aged 5-24 years*	Plan C	2011
Lake Macquarie City Council	1 skate/BMX facility per 5,400 persons aged 5-24 years*	Plan C	2011

Note: * Based on provision in 2011.

Based on the above benchmarks, a standard of 1 skate/BMX park for every 4,000 people aged 5 to 24 years is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 8.10: Skate Parks Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	17,283	17,467	17,986	18,764	19,626
Benchmark Demand	4.3	4.4	4.5	4.7	4.9
Existing/Future Supply	6.0	6.0	6.0	6.0	6.0
Surplus/(Shortage)	1.7	1.6	1.5	1.3	1.1

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 8.11: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Size of facility	1,400	sqm
Number of features (concrete)	6	features
Metal railings	30	m
<i>Additional items</i>		
Seating	4	benches
Shelter	2	shelters
Public amenities	45	sqm
Car parks	20	parks

Source: AECgroup

Table 8.12: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$36,000
Skate park construction	\$210,000
Seating	\$7,000
Shelter	\$6,000
Public amenities	\$77,000
Services	\$17,000
Parking	\$66,000
Design feature (2%)	\$8,000
Contingency (5%)	\$21,000
Professional fees (20%)	\$90,000
Total Cost	\$538,000
Cost Per Person*	\$33.4

Note: * Total cost divided by the number of residents it will service (recommended standard of provision). Cost per person aged 5-24 years converted to cost per person based on current age structure of the LGA.

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

8.4 Sports Fields

8.4.1 Local Sports Fields

Dedicated open space provided and maintained for local residents for active recreation involving organised sports and outdoor games. Sports fields service a number of sports including rugby league, rugby union, soccer, hockey, Australian rules, touch football, baseball, cricket and athletics. Local sports fields align with the definition SG3 sportsgrounds as outlined in the *Draft Port Stephens Open Space Strategy*.

Table 8.13: Local Sports Fields Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 ha for every 400 people aged 5-39 years, with a minimum size of 3 hectares for any sports complex	AEC Group	2006
Benchmarks			
Hornsby Shire Council	0.73 ha of sports fields per 1,000 people	Recreation Planning Associates	2000
NSW	1.21 ha of sports fields per 1,000 people	NSW Department of Community Services	2003
Ballina Shire Council	1.17 ha of sports fields per 1,000 people	Ballina Shire Council	2008
NSW	5 ha local sportsground within 1 km of most dwellings	NSW Department of Planning	2010
Lake Macquarie City Council	1 multipurpose sportsground per 2,500 people	Lake Macquarie City Council	2011
Lake Macquarie City Council	1 playing field per 1,500 people	Lake Macquarie City Council	2011
WA	1.7-2.0 ha of sports fields per 1,000 people	State Planning Policy 3.6 - Local Government Guidelines (Draft)	2011
NSW	1 local sports ground per 2,000 persons	NSW Department of Sport and Recreation	2011

Based on the above benchmarks, a standard of 0.4ha of local sports fields for every 1,000 people is considered appropriate for the Port Stephens Council area, with a minimum size of 2ha for any sports complex.

Demand and Supply

Table 8.14: Local Sports Fields Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	27.8	30.1	32.8	35.6	38.2
Existing/Future Supply	38.0	38.0	38.0	38.0	38.0
Surplus/(Shortage)	10.2	7.9	5.2	2.4	-0.2

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 8.15: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Size	3	ha
<i>Support infrastructure</i>		
Change rooms and amenities	150	sqm
Covered seating	0	tiers
Seating	50	seats
Field lighting	2	fields
Car parks	60	parks
Lighting	4	lights

Source: AECgroup

Table 8.16: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$227,000
Soiling and grassing	\$86,000
Change rooms and amenities	\$257,000
Services	\$170,000
Seating	\$32,000
Lighting	\$217,000
Drainage	\$150,000
Irrigation	\$243,000
Parking	\$199,000
Design feature (2%)	\$32,000
Contingency (5%)	\$79,000
Professional fees (20%)	\$338,000
Total Cost	\$2,030,000
Cost Per Person*	\$270.7

Note: * Total cost divided by the number of residents it will service (recommended standard of provision) and adjusted by a factor based on the assumed size (ha) of new sports fields.

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

8.4.2 District Sports Fields

Dedicated open space provided and maintained for residents for active recreation involving organised sports and outdoor games. Sports fields service a number of sports including rugby league, rugby union, soccer, hockey, Australian rules, touch football, baseball, cricket and athletics. Local sports fields align with the definition SG2 sportsgrounds as outlined in the *Draft Port Stephens Open Space Strategy*.

Table 8.17: District Sports Fields Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 ha for every 400 people aged 5-39 years, with a minimum size of 3 hectares for any sports complex	AEC Group	2006
Benchmarks			
Hornsby Shire Council	0.73 ha of sports fields per 1,000 people	Recreation Planning Associates	2000
NSW	1.21 ha of sports fields per 1,000 people	NSW Department of Community Services	2003
Mackay City Council	1 district sport park (5.0 to 10.0 ha within 2km (max 5km) of each dwelling house or unit, subject to transport infrastructure and natural barriers (e.g. creeks)	Mackay City Council	2006
Ballina Shire Council	1.17 ha of sports fields per 1,000 people	Ballina Shire Council	2008
NSW	1 district sportsground (5-10ha) within 2km of most dwellings	NSW Department of Planning	2010
Lake Macquarie City Council	1 multipurpose sportsground per 2,500 people	Lake Macquarie City Council	2011
WA	1.7-2.0 ha per 1,000 people	State Planning Policy 3.6 - Local Government Guidelines (Draft)	2011

Based on the above benchmarks, a standard of 0.6ha of district sports fields for every 1,000 people is considered appropriate for the Port Stephens Council area, with a minimum size of 3ha for any sports complex.

Demand and Supply

Table 8.18: District Sports Fields Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	41.8	45.2	49.3	53.4	57.4
Existing/Future Supply	42.9	42.9	42.9	42.9	42.9
Surplus/(Shortage)	1.1	-2.3	-6.4	-10.5	-14.5

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 8.19: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Size	4	ha
<i>Support infrastructure</i>		
Change rooms and amenities	150	sqm
Covered seating	0	tiers
Seating	150	seats
Field lighting	3	fields
Car parks	100	parks
Lighting	4	lights

Source: AECgroup

Table 8.20: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$303,000
Soiling and grassing	\$115,000
Clubhouse and change rooms	\$424,000
Services	\$256,000
Seating	\$194,000
Lighting	\$326,000
Drainage	\$200,000
Irrigation	\$324,000
Parking	\$331,000
Design feature (2%)	\$55,000
Contingency (5%)	\$136,000
Professional fees (20%)	\$584,000
Total Cost	\$3,248,000
Cost Per Person	\$487.2

Note: * Total cost divided by the number of residents it will service (recommended standard of provision) and adjusted by a factor based on the assumed size (ha) of new sports fields.

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

8.4.3 Regional Sports Fields

Large formally maintained sporting fields used for organised sports and outdoor games. Sports fields service a number of sports including rugby league, rugby union, soccer, hockey, Australian rules, touch football, baseball, cricket and athletics. Local sports fields align with the definition of SG1 sportsgrounds as outlined in the *Draft Port Stephens Open Space Strategy*.

Table 8.21: Regional Sports Fields Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 ha for every 400 people aged 5-39 years, with a minimum size of 3 hectares for any sports complex	AEC Group	2006
Benchmarks			
Hornsby Shire Council	0.73 ha of sports fields per 1,000 people	Recreation Planning Associates	2000
NSW	1.21 ha of sports fields per 1,000 people	NSW Department of Community Services	2003
Ballina Shire Council	1.17 ha of sports fields per 1,000 people	Ballina Shire Council	2008
NSW	1 district sportsground (5-10ha) within 2km of most dwellings	NSW Department of Planning	2010
Lake Macquarie City Council	1 multipurpose sportsground per 2,500 people	Lake Macquarie City Council	2011
WA	1.7-2.0 ha per 1,000 people	State Planning Policy 3.6 - Local Government Guidelines (Draft)	2011

Based on the above benchmarks, a standard of 1.4ha of regional sports fields for every 1,000 people is considered appropriate for the Port Stephens Council area, with a minimum size of 3ha for any sports complex.

Demand and Supply

Table 8.22: Local Sports Fields Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	97.4	105.4	114.9	124.6	133.9
Existing/Future Supply	178.3	178.3	178.3	178.3	178.3
Surplus/(Shortage)	80.9	72.9	63.4	53.7	44.4

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 8.23: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Size	6	ha
<i>Support infrastructure</i>		
Clubhouse and change rooms	200	sqm
Change rooms and amenities	150	sqm
Covered seating	1	tiers
Seating	200	seats
Field lighting	4	fields
Car parks	140	parks
Lighting	4	lights

Source: AECgroup

Table 8.24: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$454,000
Soiling and grassing	\$172,000
Clubhouse and change rooms	\$424,000
Services	\$341,000
Seating	\$258,000
Lighting	\$435,000
Drainage	\$299,000
Irrigation	\$486,000
Parking	\$463,000
Design feature (2%)	\$72,000
Contingency (5%)	\$180,000
Professional fees (20%)	\$768,000
Total Cost	\$4,352,000
Cost Per Person*	\$1,015.5

Note: * Total cost divided by the number of residents it will service (recommended standard of provision) and adjusted by a factor based on the assumed size (ha) of new sports fields.

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

8.5 Tennis Courts

Courts used for the playing and training of tennis.

Table 8.25: Tennis Courts Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 tennis court for every 1,500 people	AEC Group	2006
Benchmarks			
Hornsby Shire Council	1 tennis court per 2,000 persons	Recreation Planning Associates	2000
Penrith City Council	1 tennis court per 2,500 people	Stratcorp Consulting	2003
Ballina Shire Council	1 tennis court per 2,000 persons	Ballina Shire Council	2008
NSW	1 tennis court per 1,800 persons	NSW Department of Planning	2009
NSW	1 tennis court per 1,500 persons	Tennis NSW State Master Plan for Facilities	2010
Lake Macquarie City Council	1 tennis court per 2,000 persons	Heather Nesbitt Planning	2011

Based on the above benchmarks, a standard of 1 tennis court for every 1,800 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 8.26: Tennis Courts Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	38.7	41.8	45.6	49.4	53.1
Existing/Future Supply	53.0	53.0	53.0	53.0	53.0
Surplus/(Shortage)	14.3	11.2	7.4	3.6	-0.1

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 8.27: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Type of court	plexipave	surface
Number of courts	4	courts
<i>Additional court items</i>		
Fencing	250	m
Lighting	4	courts
Clubhouse and change rooms	200	sqm
<i>Additional clubhouse items</i>		
Security system - control unit	1	unit
Security system - motion detectors	8	points
Car parks	15	parks
Lighting	2	lights

Source: AECgroup

Table 8.28: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$84,000
Clubhouse construction	\$424,000
Fit out	\$46,000
Security	\$4,000
Services	\$152,000
Tennis courts	\$190,000
Lighting	\$66,000
Landscaping	\$12,000
Parking	\$50,000
Design feature (2%)	\$21,000
Contingency (5%)	\$51,000
Professional fees (20%)	\$220,000
Total Cost	\$1,320,000
Cost Per Person*	\$183.3

Note: * Total cost divided by the number of residents it will service (recommended standard of provision) and adjusted by a factor based on the assumed size (number of courts) of new tennis facilities.
Source: Rawlinsons (2012), AECgroup (2006), AECgroup

8.6 Croquet Courts

Courts or lawns used for the playing of croquet.

Table 8.29: Croquet Courts Benchmarks

Area	Benchmark	Source	Year
Port Stephens 2006 Standard	1 croquet court for every 40,000 people	AEC Group	2006
Benchmarks			
Hornsby Shire Council	1 croquet court per 35,000 people	Recreation Planning Associates	2000
Randwick City Council	1 croquet court per 50,000 people	Randwick Shire Council	2003
Coffs Harbour Council	1 croquet court per 45,000 people*	Coffs Harbour Council	2011
Shoalhaven City Council	1 croquet court per 45,000 people*	Shoalhaven City Council	2011
Port Macquarie-Hastings Council	1 croquet court per 35,000 people*	Port Macquarie-Hastings Council	2011

Note: * Based on provision in 2011.

Based on the above benchmarks, a standard of 1 croquet court for every 40,000 people is considered appropriate for the Port Stephens Council area.

Demand and Supply

Table 8.30: Croquet Courts Gap Assessment

	2012	2017	2022	2027	2032
Projected Population	69,586	75,275	82,102	88,973	95,617
Benchmark Demand	1.7	1.9	2.1	2.2	2.4
Existing/Future Supply	2.0	2.0	2.0	2.0	2.0
Surplus/(Shortage)	0.3	0.1	-0.1	-0.2	-0.4

Source: Port Stephens Council, AECgroup

Cost of Provision

Table 8.31: Assumptions for Construction Cost Calculations

Assumptions	Value	Measure
Court size	900	sqm
Number of courts	2	courts
Clubhouse, storage and amenities	50	sqm
<i>Additional clubhouse items</i>		
Security system - control unit	1	unit
Car parks	15	parks
Lighting	2	lights

Source: AECgroup

Table 8.32: Indicative Construction Costs, \$2012

Component	Cost
Site works	\$16,000
Clubhouse construction	\$86,000
Fit out	\$7,000
Security	\$1,000
Services	\$30,000
Croquet courts (includes irrigation and utilities, etc)	\$67,000
Parking	\$50,000
Landscaping	\$7,000
Design feature (2%)	\$5,000
Contingency (5%)	\$13,000
Professional fees (20%)	\$57,000
Total Cost	\$339,000
Cost Per Person*	\$4.2

Note: * Total cost divided by the number of residents it will service (recommended standard of provision) and adjusted by a factor based on the assumed size (number of courts) of new croquet facilities.

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

9. Summary of Findings

9.1 Future Provision of Facilities

9.1.1 Port Stephens LGA

Projected population growth within the Port Stephens LGA will drive demand for additional community and recreational facilities. **Table 9.1** summarises the population based standards for provision considered applicable for community and recreational facilities in the Port Stephens Council LGA. The table also identifies the existing and projected surplus/gap in provision calculated by comparing existing supply with benchmark demand (recommended standard of provision multiplied by projected population).

The gap assessment identified which community and recreational facilities are currently adequately supplied and which are under-supplied (based on the recommended standards of provision identified in conjunction with Council staff) and how this will change over time due to projected population growth. Facilities can be categorised into the following groups:

- Current facility provision sufficient to meet existing benchmark population demand as well as projected population growth over the next 20 years:
 - Multipurpose Community Space;
 - Boat Ramps;
 - Tidal Pools;
 - Skate/BMX Parks; and
 - Regional Sports Fields.
- Current facility provision sufficient to meet existing benchmark population demand though projected population growth expected to result in a need for additional facility(s) during the next 20 years (the projected timeframe for when the shortage will emerge is included in the brackets):
 - Cemeteries (2017);
 - Libraries (2017);
 - Netball Courts (2017);
 - District Sports Fields (2017);
 - Niche Walls (2022);
 - Wharves/Jetties/Pontoons (2022);
 - Local Parks (2022);
 - Croquet Courts (2022);
 - Sport/ Leisure Centres (2027);
 - Surf Lifesaving Clubs (2032);
 - District Parks (2032);
 - Regional Parks (2032);
 - Local Sports Fields (2032); and
 - Tennis Courts (2032).
- Current facility provision insufficient to meet current benchmark population demand and projected population growth anticipated to increase gap over the next 20 years:
 - Exhibition Space.

Table 9.1: Summary of Current & Future Provision of Community and Recreational Facilities in Port Stephens LGA

Facility	Standard of Provision	Current Supply	Benchmark Demand	Surplus/ Shortage		
				2012	2032	Summary
Community Services						
Cemeteries						
<i>Burials</i>	1 active cemetery per 14,000 persons	5	5.0	0.0	-1.8	Shortage by 2017
<i>Niche Walls</i>	1 wall per 5,000 persons	16	13.9	2.1	-3.1	Shortage by 2022
Multipurpose Community Space	1 facility per 5,000 persons	22	13.9	8.1	2.9	Sufficient supply
Cultural Services and Leisure Facilities						
Libraries						
<i>Branch Libraries*</i>	1 branch library per 20,000 persons	3	3.5	-0.5	-1.8	Shortage by 2017
<i>Library Lounges*</i>	1 library lounge per 10,000 persons	1	7.0	-6.0	-6.6	Shortage by 2017
Exhibition Space	1 facility per 30,000 persons	2	2.3	-0.3	-1.2	Existing shortage
Recreational Facilities						
Surf Lifesaving Clubs	1 facility per 30,000 persons	3	2.3	0.7	-0.2	Shortage by 2032
<i>Boat Ramps</i>	1 ramp per 6,000 persons	16	11.6	4.4	0.1	Sufficient supply
<i>Wharves/Jetties</i>	1 wharf/jetty per 6,000 persons	16	13.9	2.1	-3.1	Shortage by 2022
Parks and Reserves						
<i>Local Parks</i>	0.4 ha per 1,000 persons	30.3	27.8	2.5	-7.9	Shortage by 2022
<i>District Parks</i>	3 ha per 5,000 persons	53.4	41.8	11.6	-4.0	Shortage by 2032
<i>Regional Parks</i>	5 ha per 20,000 persons	23.4	17.4	6.0	-0.5	Shortage by 2032
Tidal Pools	1 pool per 20,000 persons	5	3.5	1.5	0.2	Sufficient supply
Sports Facilities						
Sport/Leisure Centre	1 centre per 17,500 persons	5	4.0	1.0	-0.5	Shortage by 2012
Netball Facilities	1 court per 3,000 persons	25	23.2	1.8	-6.9	Shortage by 2017
Skate/BMX Parks	1 facility per 4,000 persons aged 5-24 years	6	4.3	1.7	1.1	Sufficient supply
Sports Fields						
<i>Local Sports Fields</i>	0.4 ha per 1,000 persons	38.0	27.8	10.2	-0.2	Shortage by 2032
<i>District Sports Fields</i>	0.6 ha per 1,000 persons	42.9	41.8	1.1	-14.5	Shortage by 2017
<i>Regional Sports Fields</i>	1.4 ha per 1,000 persons	178.3	97.4	80.9	44.4	Sufficient supply
Tennis Courts	1 court per 1,800 persons	53	38.7	14.3	-0.1	Shortage by 2032
Croquet Courts	1 court per 40,000 persons	2	1.7	0.3	-0.4	Shortage by 2022

Note: * Recommended standards of branch library and library lounge provision are not independent. Eg. A region with 3 branches and 2 library lounges is considered to have sufficient provision for a population of 80,000.
Source: Port Stephens Council



9.1.2 Raymond Terrace North

The Raymond Terrace North release area is projected to result in a future population of 11,700 residents once fully developed. The table below outlines the benchmark demand associated with the Raymond Terrace North release area based on the projected population and standards of provision outlined above.

Table 9.2: Future Benchmark Demand for Community and Recreational Facilities in Raymond Terrace North

Facility	Benchmark Demand*
Community Services	
Cemeteries	
<i>Burials</i>	0.8 active cemeteries
<i>Niche Walls</i>	2.3 walls
Multipurpose Community Space	2.3 facilities
Cultural Services and Leisure Facilities	
Libraries	
<i>Branch Libraries</i>	0.6 branch libraries
<i>Library Lounges</i>	1.2 library lounges
Exhibition Space	0.4 facilities
Recreational Facilities	
Surf Lifesaving Clubs	0.4 facilities
Boating	
<i>Boat Ramps</i>	2 ramps
<i>Wharves/Jetties</i>	2.3 wharves/jetties/pontoons
Parks and Reserves	
<i>Local Parks</i>	4.7 ha
<i>District Parks</i>	7.0 ha
<i>Regional Parks</i>	2.9 ha
Tidal Pools	0.6 pools
Sports Facilities	
Indoor Sport/Leisure Centres	0.7 centres
Netball Facilities	3.9 courts
Skate/BMX Parks	2.9 facilities
Sports Fields	
<i>Local Sports Fields</i>	4.7 ha
<i>District Sports Fields</i>	7.0 ha
<i>Regional Sports Fields</i>	16.4 ha
Tennis Courts	6.5 courts
Croquet Courts	0.3 courts

Note: * Based on future population of 11,700 residents.
Source: ABS (2012), Port Stephens Council, AECgroup

9.2 Capital Cost Estimates

Based on the recommended standards for provision and the estimated costs of development for these facilities, the following indicative costs per person have been identified for each additional facility (not including the cost of acquiring land and any ongoing costs). The cost per person is calculated by dividing the total capital cost of an additional facility by the recommended number of residents that it will service.

Table 9.3: Summary of Indicative Capital Costs, \$2012

Facility	Cost Per Person [#]
Community Services	
Cemeteries	
<i>Burials</i>	\$113.9
<i>Niche Walls</i>	\$10.8
Multipurpose Community Space	\$353.8
Cultural Services and Leisure Facilities	
Libraries	
<i>Branch Libraries</i>	\$252.4
<i>Library Lounges</i>	\$70.5
Exhibition Space	\$110.1
Recreational Facilities	
Surf Lifesaving Clubs	\$68.2
Boating	
<i>Boat Ramps</i>	\$88.3
<i>Wharves/Jetties</i>	\$126.2
Parks and Reserves	
<i>Local Parks</i>	\$138.7
<i>District Parks</i>	\$366.9
<i>Regional Parks</i>	\$99.7
Tidal Pools	\$59.1
Sports Facilities	
Sport/Leisure Centres	\$468.4
Netball Facilities	\$93.7
Skate/BMX Parks*	\$33.4
Sports Fields	
<i>Local Sports Fields</i>	\$270.7
<i>District Sports Fields</i>	\$487.2
<i>Regional Sports Fields</i>	\$1,015.5
Tennis Courts	\$183.3
Croquet Courts	\$4.2

Note: # Total construction cost divided by the number of residents it will service (recommended standard of provision) and adjusted by a factor based on the assumed size of new facilities. * Cost per person aged 5-24 years converted to cost per person based on current age structure of the LGA.

Source: Rawlinsons (2012), AECgroup (2006), AECgroup

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Appendix A: Population Projections by Age

Table A.4: Population Projections by Age Group, Port Stephens LGA

Age Group	2012	2017	2022	2027	2032	Change
0-4	4,430	4,582	4,813	5,012	5,191	761
5-9	4,454	4,543	4,786	5,035	5,260	806
10-14	4,678	4,708	4,915	5,179	5,442	764
15-19	4,524	4,452	4,536	4,743	4,969	445
20-24	3,627	3,764	3,749	3,807	3,955	328
25-29	3,237	3,336	3,476	3,487	3,546	309
30-34	3,403	3,704	3,884	4,054	4,096	693
35-39	4,233	4,172	4,591	4,810	5,025	792
40-44	4,486	4,712	4,744	5,191	5,454	968
45-49	4,895	4,855	5,172	5,218	5,687	792
50-54	4,690	5,071	5,123	5,448	5,510	820
55-59	4,613	5,262	5,735	5,836	6,177	1,564
60-64	4,871	5,277	6,060	6,564	6,722	1,851
65-69	4,431	5,561	6,127	7,018	7,574	3,143
70-74	3,375	4,298	5,489	6,081	6,960	3,585
75-79	2,407	3,028	3,944	5,076	5,644	3,237
80-84	1,747	1,967	2,534	3,338	4,338	2,591
85+	1,485	1,983	2,424	3,076	4,067	2,582
Total	69,586	75,275	82,102	88,973	95,617	26,031

Source: NSW DoP (2010), id Consulting (2010), ABS (2012), AECgroup

Table A.2: Population Projections by Age Group, Raymond Terrace North

Age Group	2012	2017	2022	2027	2032	Change
0-4	0	57	192	316	432	432
5-9	0	56	191	318	438	438
10-14	0	59	196	327	453	453
15-19	0	55	181	299	413	413
20-24	0	47	150	240	329	329
25-29	0	41	139	220	295	295
30-34	0	46	155	256	341	341
35-39	0	52	183	304	418	418
40-44	0	59	189	328	454	454
45-49	0	60	206	329	473	473
50-54	0	63	204	344	458	458
55-59	0	65	229	368	514	514
60-64	0	66	242	414	559	559
65-69	0	69	244	443	630	630
70-74	0	53	219	384	579	579
75-79	0	38	157	320	470	470
80-84	0	24	101	211	361	361
85+	0	25	97	194	338	338
Total	0	935	3,275	5,615	7,955	7,955

Source: NSW DoP (2010), id Consulting (2010), ABS (2012), AECgroup

Appendix B: Current Provision of Facilities

Table B.1: Current Community and Recreational Facility Provision, Port Stephens LGA

Facility	Existing Facility	Planning District (1-8)
Community Services		
Cemeteries		
<i>Burials</i>	Anna Bay Lawn Cemetery	5
	Karuah Cemetery	4
	Nelson Bay Cemetery	5
	Raymond Terrace Cemetery	1
	Seaham Cemetery	2
<i>Niche Walls</i>	Anna Bay Lawn Cemetery (8 walls)	5
	Carumbah Memorial Gardens – Nelson Bay (6 walls)	5
	Karuah Cemetery (1 walls)	4
	Raymond Terrace Cemetery (1 wall)	1
Multipurpose Community Space	Anna Bay / Birubi Point Hall	5
	Bobs Farm Public Hall	5
	Corlette Hall	5
	Fern Bay Public Hall	7
	Hinton School of Arts	2
	Karuah Community Hall	8
	Kuruah Centre	8
	Lemon Tree Passage Old School Centre	4
	Mallabula Community Centre	4
	Medowie Community Centre	3
	Nelson Bay Senior Citizens Hall	5
	Ngioka Centre – Ferodale	3
	Ngioka Community Centre – Nelson Bay	5
	Port Stephens Sailing and Aquatic Club	5
	Raymond Terrace Senior Citizens Hall	1
	Salt Ash Community Hall	6
	Seaham School of Arts & Community Hall	2
	Soldiers Point Hall	6
	Taniba Bay Hall	4
	Tilligerry Community Centre	4
	Tomaree Library & Community Centre	5
	Williamtown Public Hall	6
Cultural Services and Leisure Facilities		
Libraries		
<i>Branch Libraries</i>	Raymond Terrace and Tomaree Library	1
	Tomaree Library and Community Centre	5
	Mobile Library	
<i>Library Lounges</i>	Tilligerry Community Library	4
Exhibition Space	Mezzanine Community Exhibition Space (Port Stephens Council Administration Building)	1
	Port Stephens Community Arts Centre	5

Facility	Existing Facility	Planning District (1-8)
Recreational Facilities		
Surf Lifesaving Clubs	Fingal Beach Surf Lifesaving Club	6
	Birubi Point Surf Lifesaving Club	5
	One Mile Beach Surf Lifesaving Club	5
Boating		
<i>Boat Ramps</i>	Anna Bay (Birubi) (1 lane)	5
	Fingal Bay (1 lane)	5
	Fishermans Bay (1 lane)	5
	Karuah (2 lanes)	8
	Lemon Tree Passage (2 lanes)	4
	Little Beach (3 lanes)	5
	Mallabula (1 lane)	4
	Raymond Terrace - Hunter Street (2 lanes)	1
	Raymond Terrace - Fitzgerald Bridge (2 lanes)	1
	Seaham (1 lane)	2
	Shoal Bay (2 lanes)	5
	Soldiers Point - Soldiers Point Road (2 lanes)	5
	Soldiers Point - Mitchell Street (3 lanes)	5
	Tanilba Bay (1 lane)	4
	Tanilba Bay - Foster Park (1 lane)	4
	Taylors Beach (2 lanes)	5
<i>Wharves, Jetties & pontoons</i>	Cromarty Village Jetty	5
	Lemon Tree Passage Jetty	4
	Karuah Wharf - Longworth Park	8
	Little Beach Jetty	5
	Mallabula Wharf	4
	Nelson Bay Public Wharf	5
	Riverside Park Jetty – Raymond Terrace	1
	Salamander Bay Jetty	5
	Shoal Bay Wharf	5
	Taylors Beach Jetty	5
	Memorial Park pontoons (2 pontoons)	8
	Henderson Park pontoon	4
	Soldiers Point pontoons (2 pontoons)	5
	Hinton pontoon	2
Parks and Reserves		
<i>Local Parks</i>	SEE BELOW TABLE	
<i>District Parks</i>	SEE BELOW TABLE	
<i>Regional Parks</i>	SEE BELOW TABLE	
Tidal Pools	Fly Point Aquatic Reserve – Nelson Bay	5
	One Mile Beach	5
	Fingal Beach	5
	Longworth Park	8
	Taylors Beach Reserve	5

Facility	Existing Facility	Planning District (1-8)
Sports Facilities		
Sports/ Leisure Centres	Raymond Terrace Leisure Centre	1
	PCYC Port Stephens	5
	Lakeside Leisure Centre	1
	Tilligerry Aquatic Centre	4
	Tomaree Aquatic Centre	5
Netball Courts	Brandon Park Netball Courts (2 courts)	2
	Karuah (2 Courts)	8
	King Park Sports Complex (10 courts)	1
	Mallabula Sports Complex (2 courts)	4
	Tomaree Sport Complex (6 courts)	5
	Yulong Oval Netball Courts (3 courts)	1
Sports Fields		
<i>Local Sports Fields</i>	SEE BELOW TABLE	
<i>District Sports Fields</i>	SEE BELOW TABLE	
<i>Regional Sports Fields</i>	SEE BELOW TABLE	
Skate/BMX Parks	Anna Bay Skateboard Park	5
	Mallabula Skateboard Park	4
	Nelson Bay Skateboard Park	5
	Raymond Terrace Skateboard Park	1
	Stockton Skate Park	8
	Medowie Skate Park	3
Tennis Courts	Anna Bay Tennis (5 courts)	5
	Boat Harbour (2 courts)	5
	Brandon Park Tennis Courts (4 courts)	2
	Fern Bay Tennis (2 courts)	7
	Fingal Bay Tennis (2 courts)	5
	Hinton Tennis Club (2 courts)	2
	Medowie Tennis Courts (5 courts)	3
	Mallabula Sports Complex (2 courts)	4
	Nelson Bay Tennis Centre (8 courts)	5
	Raymond Terrace and District Tennis Club (8 courts)	1
	Salt Ash Tennis Club (2 courts)	6
	Seaham Tennis Club (1 court)	2
	Shoal Bay Tennis Club (2 courts)	5
	Soldiers Point Tennis (3 courts)	5
	Tomaree Sport Complex (2 courts)	5
Wallalong Tennis Club (1 court)	2	
Williamtown Tennis Club (2 courts)	6	
Croquet Courts	Nelson Bay Croquet Club (2 courts)	5

Source: Port Stephens Council, AECgroup

Table B.2: Current Open Space Provision, Port Stephens LGA

Open Space Category	Number of Sites	Sum of Total Area (ha)
Park Level P1	16	23.4
Park Level P2	35	53.4
Park Level P3	30	30.3
Sportsground SG1	12	178.3
Sportsground SG2	16	42.9
Sportsground SG3	17	38.0
Foreshore F1	34	81.2
Foreshore F2	24	46.1
Foreshore F3	28	73.1
Bushland B1	18	118.2
Bushland B2	61	211.6
Wetland WL1	4	3.4
Watercourse WC1	21	298.1
Cultural Significance CS1	10	27.8
General Community Use - GCU1	24	24.9
General Community Use - GCU2	109	69.9
Total	459	1,320.6

Source: Port Stephens Council (2010)

Table B.3: Port Stephens Planning Districts

Planning District Name	Area
Planning District 1	Raymond Terrace – Heatherbrae – Nelsons Plains
Planning District 2	Rural West
Planning District 3	Medowie – Ferodale – Campvale
Planning District 4	Tilligerry Peninsula – Includes Lemon Tree Passage – Mallabula – Tanilba Bay – Oyster Cove
Planning District 5	Tomaree Peninsula
Planning District 6	Rural East
Planning District 7	Fern Bay – Fullerton Cove
Planning District 8	Karuah – Swan Bay – Twelve Mile Creek

Source: Port Stephens Council (2010)

Appendix C: Open Space Definitions

Table C.1: Open Space Definitions, Port Stephens Draft Open Space Strategy

Facility / Category	General Definition	Size	Level of Activity / Usage	Turf / Surface	Users	Target Asset Provision	Maintenance / Notes
Parks							
P1	<p><i>Parks:</i></p> <p>Land should be categorised as a park under Section 36(4) of the Local Government Act 1993 if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.</p>	3 ha (min)	<ul style="list-style-type: none"> Regional (services the whole LGA) Will have open grassed areas suitable for small scale ball play and unorganised active and passive recreation Will provide a high amenity value through landscape features and planting May be situated in a particular advantageous location. i.e. having main road access Will be safe and well maintained 	<ul style="list-style-type: none"> Will be easily accessible to the public Incorporate areas of flat land for informal sports and picnic activities Formally maintained quality turf surface 	<ul style="list-style-type: none"> Tourists, Visitors from across the LGA, Local Community 	<ul style="list-style-type: none"> High quality amenities including disabled facility with: <ul style="list-style-type: none"> Disability access Flood lighting to Australian standards (park, amenity and cycleway) Pathways Developed car parking adequate for level of usage High quality play equipment Well maintained amenity plantings Park furniture Family picnic facilities i.e. Electric BBQs May have turf irrigation (not essential) May include sports or other built recreation facilities (not essential) 	<p>High maintenance.</p> <p>Children's play area and play equipment on a P.1 Park should in most cases be within 500 metres of all residential dwellings. New playground infrastructure is determined by Port Stephens Council's Asset Management Plan for the type of asset.</p> <p>The visitor impact on this type of park will be significant as these parks are likely to receive the majority of seasonal use from visitors and they are to be designed with this in mind.</p>
P2		5000sqm (min)	<ul style="list-style-type: none"> Local (services the local residential community) Will have open grassed areas suitable for small scale ball play, picnics and unorganised active recreation Will provide a high amenity value through landscape features planting and or being situated in a particular advantageous location i.e. having main road access Will be safe and well maintained 	<ul style="list-style-type: none"> Will be easily accessible to the public Incorporate areas of flat land for informal sports and picnic activities Formally maintained quality turf surface 	<ul style="list-style-type: none"> Local Community 	<ul style="list-style-type: none"> High quality amenities including disabled facility with disability access Flood lighting to Australian standards (park, amenity and cycleway) Pathways Developed car parking adequate for level of usage High quality play equipment Well maintained amenity plantings Park furniture Family picnic facilities i.e. BBQ's May have turf irrigation (not essential) May include sports or other built recreation facilities (not essential) 	<p>High maintenance.</p> <p>Children's play area and play equipment on a P.1 Park should in most cases be within 500 metres of all residential dwellings. New playground infrastructure is determined by Port Stephens Council's Asset Management Plan for the type of asset.</p> <p>The visitor impact on this type of park will be less significant than P.1 parks as they are likely to receive the majority of seasonal use from the local community and they are to be designed with this in mind.</p>

Facility / Category	General Definition	Size	Level of Activity / Usage	Turf / Surface	Users	Target Asset Provision	Maintenance / Notes
P3		3000sqm (min)	<ul style="list-style-type: none"> Local (services the local residential community) Will have open grassed areas suitable for small scale ball play, picnics and unorganised active recreation May provide for walkway linkages from one neighbourhood to another or to other parks Will typically be developed and maintained to a lesser standard than that of an A.2 park and will sometimes seem poorly presented May have a low level of development where usage and demand warrants it, with walkways, park furniture and signage 	<ul style="list-style-type: none"> May be easily accessible to the public Incorporate areas of flat land for informal sports and picnic activities Formally maintained turf surface 	<ul style="list-style-type: none"> Local Community 	<ul style="list-style-type: none"> Pathways Park furniture May provide information car parking adequate for level of usage 	<p>Low maintenance.</p> <p>P.3 Parks cover a wide range of purposes, from developed areas with mown grass, gardens and/or trees through to undeveloped "natural" green areas. They also provide a wide range of functions, from open space which adds to the quality of the visual landscape through to areas used actively for picnics, walking, biking and other recreation.</p> <p>Play equipment may be provided in some cases, where the P.3 Park is well located. This would be the exception rather than the rule.</p> <p>There will be no visitor impact on this type of park as they are likely to receive the majority of seasonal use from the local community living in the immediate vicinity and they are to be designed with this in mind.</p>

Facility / Category	General Definition	Size	Level of Activity / Usage	Turf / Surface	Users	Target Asset Provision	Maintenance / Notes
Sportsgrounds							
SG1	Land should be categorised as a sportsground under section 36 (4) of the Local Government Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	3 ha (min)	<ul style="list-style-type: none"> Regional (services for whole LGA) Capable of holding state events and high level competition Will attract sport events to the area 	<ul style="list-style-type: none"> Formally maintained catering to a mixture of summer and winter sports May be specialised for one particular sport (e.g. tennis) May include hard court or other built recreation facilities High quality surface 	<ul style="list-style-type: none"> Traditional team sports 	<ul style="list-style-type: none"> Drainage Irrigation High quality amenities & change facilities Flood lighting to Australia Standards (training and competition) Car parking adequate for level of activity Fix garbage bins Security fencing (not essential) Grandstand or covered seating (not essential) Quality Sport club facilities (not essential) Synthetic and turf cricket wicket Sports turf 	<p>High maintenance.</p> <p>SG.1 Sportsgrounds are active sportsgrounds that are primarily designed to serve the total LGA and are used for active sport and recreation, primarily of a traditional team nature, within one geographic area. Residents and visitors are likely to travel to and from their communities across the Hunter to access the sportsgrounds which are capable of holding State events and providing the highest level of facility due to the nature of the high level competition. The sportsground will enjoy a particular advantageous location (such as main road access) or have recreational and or amenity assets of a specific value or purpose.</p> <p>In addition, the sportsground may provide unique assets where only one of this type or quality is provided in the LGA and may also provide for a range of community activities and facilities.</p>
SG2		<p>3 ha (min) for future planning. This will allow future development if required.</p> <p>Existing facilities may be smaller.</p>	<ul style="list-style-type: none"> Local & regional activity 	<ul style="list-style-type: none"> Maintained to appropriate level for primary use Minimum of two playing surfaces May be specialised for one particular sport (e.g. tennis) May include hard court or other built recreation facilities 	<ul style="list-style-type: none"> Traditional team sport 	<ul style="list-style-type: none"> Drainage Irrigation Amenities and change facilities Flood lighting (training) Car parking (formalised) Fixed garbage Bins Security fencing (not essential) Grandstand or covered seating (not essential) Quality sport club facilities (not essential) 	<p>Medium maintenance.</p> <p>SG.2 Sports fields can be multi-purpose, covering a wide range of purposes and activities, including sports fields, community buildings, playgrounds, open space and picnic areas. SG.2 sportsgrounds will have a lower level of asset provision than for SG.1 sportsgrounds due to the lower level of competition.</p>



Facility / Category	General Definition	Size	Level of Activity / Usage	Turf / Surface	Users	Target Asset Provision	Maintenance / Notes
SG3		3 ha (min) for future planning. This will allow future development if required. Existing facilities may be smaller.	<ul style="list-style-type: none"> Local activity 	<ul style="list-style-type: none"> Maintained to appropriate level for primary use Minimum of one playing surface May be specialised for one particular sport (e.g. tennis) May include hard court or other built recreation facilities 	<ul style="list-style-type: none"> Traditional team sport 	<ul style="list-style-type: none"> Drainage Park furniture Signage May provide informal car parking adequate for level of usage Security fencing (not essential) May have amenities (not essential) 	<p>Low maintenance.</p> <p>SG.3 Sportsgrounds serve local community sport only and people will generally not travel to use these sites. They in most cases will provide a maintained playing surface, and may have limited park furniture, signage and in some cases informal car parking. These sites will have a lower level of asset provision and maintenance levels may be less. The impact on users will not be as significant as for Level SG.2 sportsgrounds, as there will only be limited seasonal usage.</p>



AECgroup

Outcome Driven



Economics, Planning & Development
Business Strategy & Finance
Community Research & Strategy
Design, Marketing & Advertising
Information & Knowledge Management





Amendments

Date:	Amendment No.	Amendment:
8 th November 2007		Clerical Correction – Cultural and Community Facilities: Contribution changed from \$2194 to \$2293 Clerical Correction – Fire and Emergency Services: Contribution changed from \$137 to \$140
29 th April 2008	No.1	Amendment to align clause 2.1.3 Discount of Contribution with the Ministerial direction for seniors living under section 94E of the Environmental Planning and Assessment Act 1979.
3 rd May 2008		CPI Amendment for quarter ended 31 st March 2008 CPI All Groups Weighted Average of Eight Capital Cities – 162.2
14 th June 2008	No. 2	Amend Section 4.6 Fire and Emergency Service to reflect an increase in the capital costs associated with equipping a Rural Fire Service Brigade.
30 th October 2008	No. 3	Addition Section 4.7.7 Karuah Cross Boundary S94 Plan
2 nd November 2008		CPI Amendment for quarter ended 30 th September 2008 CPI All Groups Weighted Average of Eight Capital Cities – 165.5
27 th February 2009	No. 4	Amendment to clause 2.1.3 Bed and Breakfast, to comply with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
26 September 2009	No. 5	Amendment reducing levy for Housing for Seniors or People with a Disability SEPP 2004.
1 st October 2009	No. 6	Addition Section 4.7.8 Fern Bay Cross Boundary S94 Plan
9 February 2010	No. 7	Timing of settlement cl 2.3.3 - Applications for Caravans, Mobile Homes and the like.
13 th April 2010		CPI Amendment for quarter ended 31 st December 2009 CPI ALL Groups Weighted Average of Eight Capital Cities – 169.5
14 th September 2011		CPI Amendment for quarter ended 30 th June 2011 CPI ALL Groups Weighted Average of Eight Capital Cities – 178.3
28 th October 2011		CPI Amendment for quarter ended 30 th September 2011 CPI ALL Groups Weighted Average of Eight Capital Cities – 179.4 (September 2011)
5 th July 2012	No. 8	<ol style="list-style-type: none"> 1. Rename Plan (remove reference to cross boundary areas from name only); 2. Add Table 4. Development to which this Plan applies; 3. Delete certain references and contributions relating to non-residential development, specifically to: <ul style="list-style-type: none"> • Civic administration costs (ie. plan management and works depot); • Road works; and • Heatherbrae industrial precinct;



		<p>(Note: these development types will alternately be subject to a s94A levy under a separate contributions plan)</p> <p>4. Amendment to structure of contribution rates table in section 1.2 (includes CPI review to December 2011 (Note: CPI ALL Groups Weighted Average of Eight Capital Cities – 179.4);</p> <p>5. Delete section relating to discounts for ‘granny flats’ and insert instead provisions for ‘secondary dwellings’. Add Table 5, Summary of Discounts.</p>
5th July 2012		<p>CPI Amendment for quarter ended 31st March 2012 CPI ALL Groups Weighted Average of Eight Capital Cities – 179.5 (March 2012)</p>
25th July 2012		<p>CPI Amendment for quarter ended 30th June, 2012 CPI ALL Groups Weighted Average of Eight Capital Cities – 180.4 (June 2012)</p>
22nd November 2012		<p>CPI Amendment for quarter ended 30th September, 2012 CPI ALL Groups Weighted Average of Eight Capital Cities – 101.8* (September 2012) *ABS has reset the CPI tables for a 2011/12 base.</p>
23rd January 2013		<p>CPI Amendment for quarter ended 31st December, 2012 CPI ALL Groups Weighted Average of Eight Capital Cities – 102.0 (December 2012)</p>
29th April 2013		<p>CPI Amendment for quarter ended 31st March, 2013 CPI ALL Groups Weighted Average of Eight Capital Cities – 102.4 (March 2013)</p>
31 October 2013	No. 9	<p>Re-prioritisation of existing works and inclusion of new works within the Works Schedule</p>
25 November 2013		<p>Minor administration amendment to correct work schedule and map. Move Tomago Boat Ramp works from Medowie to Rural East.</p> <p>CPI Amendment for quarter ended 30 June 2013 CPI ALL Groups Weighted Average of Eight Capital Cities – 102.8 (June 2013)</p> <p>CPI Amendment for quarter ended 30 September 2013 CPI ALL Groups Weighted Average of Eight Capital Cities – 104.0 (September 2013)</p>
3 February 2014		<p>CPI Amendment for quarter ended 31 December 2013 CPI ALL Groups Weighted Average of Eight Capital Cities – 104.8 (December 2013)</p>
24 April 2014		<p>CPI Amendment for quarter ended 31 March 2014 CPI ALL Groups Weighted Average of Eight Capital Cities – 105.4 (March 2014)</p>
24 July 2014		<p>CPI Amendment for quarter ended 30 June 2014 CPI ALL Groups Weighted Average of Eight Capital Cities – 105.9 (June 2014)</p>
24 October 2014		<p>CPI Amendment for quarter ended 30 September 2014 CPI ALL Groups Weighted Average of Eight Capital Cities –</p>



		106.4 (September 2014)
4 February 2015		CPI Amendment for quarter ended 31 December 2014 CPI ALL Groups Weighted Average of Eight Capital Cities – 106.6 (December 2014)
23 April 2015		CPI Amendment for quarter ended 31 March 2015 CPI ALL Groups Weighted Average of Eight Capital Cities – 106.8 (March 2015)
23 July 2015		CPI Amendment for quarter ended 30 June 2015 CPI ALL Groups Weighted Average of Eight Capital Cities – 107.5 (June 2015)
28 October 2015		CPI Amendment for quarter ended 30 September 2015 CPI ALL Groups Weighted Average of Eight Capital Cities – 108.0 (September 2015)
3 December 2015	No 10	<ul style="list-style-type: none"> • Administration amendment to formatting of the document • Footers - replace the words “<i>Amendment No. 9</i>” with the words “<i>Amendment No. 10</i>”. • Page ii Contents - add “4.7.6 <i>Medowie - Traffic and Transport</i>” and relevant page number immediately below “4.7.5 <i>Fern Bay – Bus Shelters</i>”. • Section 1.1 General - In the first paragraph of section 1.1 replace the words “Amendment No. 8” with the words “Amendment No. 10”. • Section 1.1 General - In the last paragraph of section 1.1 replace the words “<i>Port Stephens Local Environmental Plan LEP 2000</i>” with the words “<i>Port Stephens Local Environmental Plan (LEP) 2013</i>”. • In Table 1 “<i>Additional Local Area Contributions</i>” directly under “<i>Fern Bay Bus Shelters</i>” add the following words and number, in respective columns “<i>Medowie – Traffic and Transport</i>” “\$0” “\$2,484” • Page 44 - Insert new section titled “4.7.6 MEDOWIE – TRAFFIC AND TRANSPORT”. • Page 75 – Main Roads (Regional) Development under table titled “Medowie” project RC12 is deleted • Page 79 - Immediately following the table titled “Fern Bay – Bus Shelters” add “Medowie – Traffic and Transport” • Page 141 – project RC12 is deleted • Page 166 - Insert a new map titled “Medowie – Traffic and Transport”.
1 February 2016		CPI Amendment for quarter ended 31 December 2015 CPI ALL Groups Weighted Average of Eight Capital Cities – 108.4 (December 2015)
7 July 2016	No 11	<ul style="list-style-type: none"> • Administration amendment to formatting of the document • Footers - replace the words “<i>Amendment No. 10</i>” with the words “<i>Amendment No. 11</i>”. • Section 1.1 General - In the first paragraph of section 1.1 replace the words “Amendment No. 10” with the words



“Amendment No. 11”.

- Page 2 - Table 1: Dwelling Contribution Rates – Dwellings
- Updated with new contributions costs and infrastructure types in line with 'Review of Standards Guiding the Provision of Councils Community and Recreational Facilities 2013' (AEC report) and CPI
- Page 3 - Table 2: Development Contribution Rates – Discounted rates for certain residential development types
- Updated with new contributions costs and infrastructure types in line with 'Review of Standards Guiding the Provision of Councils Community and Recreational Facilities 2013' (AEC report) and CPI
- Amend the order of categories on page 19
- Page 20 - Update Civic Administration levies in line with 'Review of Standards Guiding the Provision of Councils Community and Recreational Facilities 2013' (AEC report)
- Page 22 - Update Cultural and Community Facilities in line with 'Review of Standards Guiding the Provision of Councils Community and Recreational Facilities 2013' (AEC report)
- Page 25 - Update Recreation, Public Open Space, Parks and Reserves in line with 'Review of Standards Guiding the Provision of Councils Community and Recreational Facilities 2013' (AEC report)
- Page 29 - Update Sport and Leisure Centre in line with 'Review of Standards Guiding the Provision of Councils Community and Recreational Facilities 2013' (AEC report)
- Page 53 - Update projects for Open space parks and recreation facilities for Medowie - Ferodale Sports Complex - playground
- Page 62 - Update projects for Cultural and Community facilities for Medowie - Ferodale Community Centre
- Page 92 – Inclusion of Ferodale Sports Complex – playground
- Page 113 – Inclusion of Ferodale Community Complex

28 July 2016		CPI Amendment for quarter ended 30 June 2016 CPI ALL Groups Weighted Average of Eight Capital Cities – 108.6 (June 2016)
27 October 2016		CPI Amendment for quarter ended 30 September 2016 CPI ALL Groups Weighted Average of Eight Capital Cities – 109.4 (September 2016)
1 February 2017		CPI Amendment for quarter ended 30 December 2016 CPI ALL Groups Weighted Average of Eight Capital Cities – 110 (December 2016)
27 April 2017		CPI Amendment for Quarter ended 30 April 2017



		CPI ALL Groups Weighted Average of Eight Capital Cities – 110.5 (April 2017)
26 July 2017		CPI Amendment for Quarter ended 30 June 2017 CPI ALL Groups Weighted Average of Eight Capital Cities – 110.7 (June 2017)
25 October 2017		CPI Amendment for Quarter ended 30 September 2017 CPI ALL Groups Weighted Average of Eight Capital Cities – 111.4 (September 2017)
31 January 2018		CPI Amendment for Quarter ended 31 December 2017 CPI ALL Groups Weighted Average of Eight Capital Cities – 112.1 (December 2017)
1 March 2018		Minor administration amendment to correct plan in accordance with the changes in the <i>Environmental Planning and Assessment Act 1979</i>
1 May 2018		CPI Amendment for Quarter ended 31 March 2018 CPI ALL Groups Weighted Average of Eight Capital Cities – 112.6 (March 2018)
25 July 2018		CPI Amendment for Quarter ended 30 June 2018 CPI ALL Groups Weighted Average of Eight Capital Cities – 113.0 (June 2018)
1 November 2018		CPI Amendment for Quarter ended 30 September 2018 CPI ALL Groups Weighted Average of Eight Capital Cities – 113.5 (September 2018)
30 January 2019		CPI Amendment for Quarter ended 31 December 2018 CPI ALL Groups Weighted Average of Eight Capital Cities – 114.1 (December 2018) Minor amendment to 1.2 and 2.2.4 Discount of Contributions rates to reflect the accurate discount for roadworks in table 5.
1 May 2019		CPI Amendment for Quarter ended 31 March 2019 CPI ALL Groups Weighted Average of Eight Capital Cities – 114.1 (March 2018) Note: No CPI increase this quarter. Minor amendment to 1.2 and 2.2.4 Discount of Contributions rates to reflect the accurate discounts in table 5 as a calculation error had been made in previous months.
10 July 2019	No 12	Administration amendment to document in accordance to the amendments to the Port Stephens Local Environmental Plan 2013 and Port Stephens Development Contributions Plan 2007 to regulate Manufactured Home Estates.
31 July 2019		CPI Amendment for Quarter ended 30 June 2019 CPI ALL Groups Weighted Average of Eight Capital Cities – 114.8 (June 2019)
31 October 2019		CPI Amendment for Quarter ended 30 September 2019 CPI ALL Groups Weighted Average of Eight Capital Cities – 115.4 (September 2019)

